



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Hy-Vee, Inc. (John Brehm)

Address: 5820 Westown Parkway

Phone Number of Contact Person: 515-720-3556

City, State, Zip Code: West Des Moines, IA 50266

Email of Contact Person: JBrehm@hy-vee.com

Project Address: 2920 Fitchrona Rd.

Lot: _____ Subdivision: _____

Project Type: _____ Multi-Family X Commercial _____ Industrial _____ Other
_____ New _____ Addition

Impervious Surface Ratio (ISR): See Plans (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | 1. Lot or property dimensions. | *See originally approved plans (2012) for additional info |
| <input checked="" type="checkbox"/> | 2. Orientation (to north). | |
| <input checked="" type="checkbox"/> | 3. Adjacent highways, roads, drive, etc. | |
| <input checked="" type="checkbox"/> | 4. Existing natural features (rivers, ponds, wetlands). | |
| <input checked="" type="checkbox"/> | 5. Existing buildings and/or improvements. | |
| <input checked="" type="checkbox"/> | 6. Existing and proposed site drainage. | |
| <input checked="" type="checkbox"/> | 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site | *Impervious add of 143 SF or 0.003 acre, see originally approved plans |
| <input type="checkbox"/> | 8. ISR shall be indicated on all plans. (2012) for additional info | |
| <input type="checkbox"/> | 9. Stormwater management plans and details, including grading plan. | |
| <input type="checkbox"/> | 10. Lighting plan in footcandles and light fixture cut sheets. | |

Building:

- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 1. Building size, configuration and orientation. | |
| <input checked="" type="checkbox"/> | 2. Distance from lot lines. | |
| <input checked="" type="checkbox"/> | 3. Distance from other buildings, improvements and natural features. | |
| <input type="checkbox"/> | 4. Location of well, septic tank, drainfield, etc. (if applicable) | |
| <input checked="" type="checkbox"/> | 5. Additional proposed additions or new structures, including trash/recycling enclosure(s). | |
| <input checked="" type="checkbox"/> | 6. Construction type (wood frame, structural steel, etc.). | |
| <input checked="" type="checkbox"/> | 7. Foundation type (full basement, slab on grade, etc.). | |
| <input checked="" type="checkbox"/> | 8. Number of levels. | |
| <input checked="" type="checkbox"/> | 9. Siding/exterior covering type, color, texture, etc. | |
| <input checked="" type="checkbox"/> | 10. Roof type (gable, hip, shed, flat, etc.) and pitch. | |
| <input checked="" type="checkbox"/> | 11. Roofing material type, color, texture, etc. | |
| <input checked="" type="checkbox"/> | 12. Exterior door and window location, size, type, etc. | |
| <input type="checkbox"/> | 13. Fire protection sprinklers or fire alarm systems. | No wet utilities proposed for building |

Ingress, Egress, Parking:

- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 1. Location of highway and road access points. | *See originally approved plans (2012) for additional info |
| <input checked="" type="checkbox"/> | 2. Location, size, configuration of drivers and walks. | |
| <input checked="" type="checkbox"/> | 3. Number, size, location of parking spaces. | |
| <input checked="" type="checkbox"/> | 4. Location of handicapped parking and accessible building entrances. | |
| <input checked="" type="checkbox"/> | 5. Bicycle rack(s). | |

ARCHITECTURAL AND DESIGN REVIEW APPLICATION

Page 2

Landscaping:



1. Location, species, size of existing trees, shrubs, and plantings.

*See originally approved plans (201 for additional info



2. Location, species, size of proposed plantings.



3. Location and size of all paved, seeded/sodded and gravelled areas.



4. Location of all retaining walls, fences, berms and other landscape features.

***It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: See Letter of Intent for Applicant Signature

Date: June 23, 2020

Applicant or Authorized Agent

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

FOR CITY USE ONLY

Date Received: 6/23/20

Plan Commission Date: 7/21/20

Comments:



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

ARCHITECTURAL & DESIGN REVIEW APPLICATION

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2. Location, species, size of proposed plantings.
3. Location and size of all paved, seeded/sodded and gravelled areas.
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FOR CITY USE ONLY

Date Received: _____ **Plan Commission Date:** _____

Comments:



Lisa McNabola
Associate Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

RE: HY-VEE AISLES ONLINE PICK UP POINT LETTER OF INTENT

Dear Ms. McNabola:

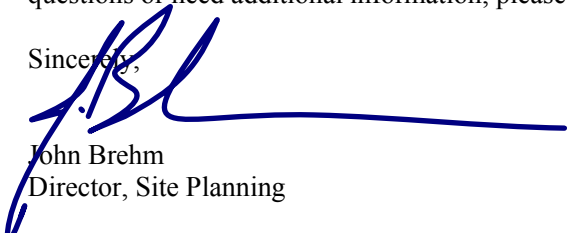
We are pleased to submit the attached site plans and building elevations for our proposed Aisles Online Pick Up point at the Fitchburg Hy-Vee. We have been working on how to better serve our customers with online grocery ordering, delivery, and pickup over the past several years. We were working with order volumes that could be easily accommodated with several dedicated parking stalls prior to the COVID-19 disruption. In a matter of a week, we went from processing 50 to 60 online orders each day to processing hundreds of orders per hour each day. To provide room to stage the orders and get traffic away from the front of our stores, we set a portable office in our parking lot to hold customer orders for pickup.

We anticipate a steady increase in online orders in the coming years. We are requesting approval to install a permanent installation for pick up service in our parking lot. Attached please find the proposed elevations of the facility and canopy that will anchor this location. The pick up point has been located away from the store to avoid traffic conflicts along the front of the store and in the parking lot. The storage area is to hold orders right before pick up. The canopy acts as both a wayfinding device for customers and shelter from the elements for our employees as they load vehicles with groceries.

To date, we've learned that online orders are an offset to the number of trips to the store. We may see the same total number of trips to the store, but roughly ten percent of those trips are online orders. The online orders do not need a parking space in the lot, thus reducing our needed parking count. Orders are processed in incremental time slots to control the number of trips coming to the store. We are seeing our peak hours between 4 pm and 6 pm as customers pick up their groceries on the way home from work. Typical hours of operation are from 8 am to 10 pm, but may be less based on demand at a location.

We look forward to working with the City to make this a successful program. If you have any questions or need additional information, please feel free to write or call.

Sincerely,



John Brehm
Director, Site Planning

Enclosures

Cc: Phil Hoey, Hy-Vee, Inc.
Justin Frahm, JSD
File

Hy-Vee, Inc.
5820 Westown Parkway, West Des Moines, Iowa 50266
Phone: (515) 267-2800



SITE CONSTRUCTION DOCUMENT PACKAGE


HY-VEE FITCHBURG #1

2920 FITCHRONA ROAD

FITCHBURG, WI 53719

ONLINE AISLES KIOSK

PLANS ISSUED

| REV | DATE | DESCRIPTION |
|---|------------|---|
|  | 06/23/2020 | ARCHITECTURAL & DESIGN REVIEW APPLICATION |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

OWNER/DEVELOPER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
515-267-2800

CIVIL ENGINEER

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WI 53593
608-848-5060

LANDSCAPE ARCHITECT

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WI 53593
608-848-5060

REGULATORY AGENCIES

CITY ADMINISTRATOR
PATRICK MARSH
608-270-4209

CITY ENGINEER/PUBLIC WORKS
BILL BALKE
608-270-4264

FIRE CHIEF
JOE PULVERMACHER
608-278-2980

POLICE CHIEF
CHAD BRECKLIN
608-270-4300

UTILITY CONTACTS

DIGGER'S HOTLINE
800-242-8511

GAS
MADISON GAS & ELECTRIC
608-252-5618

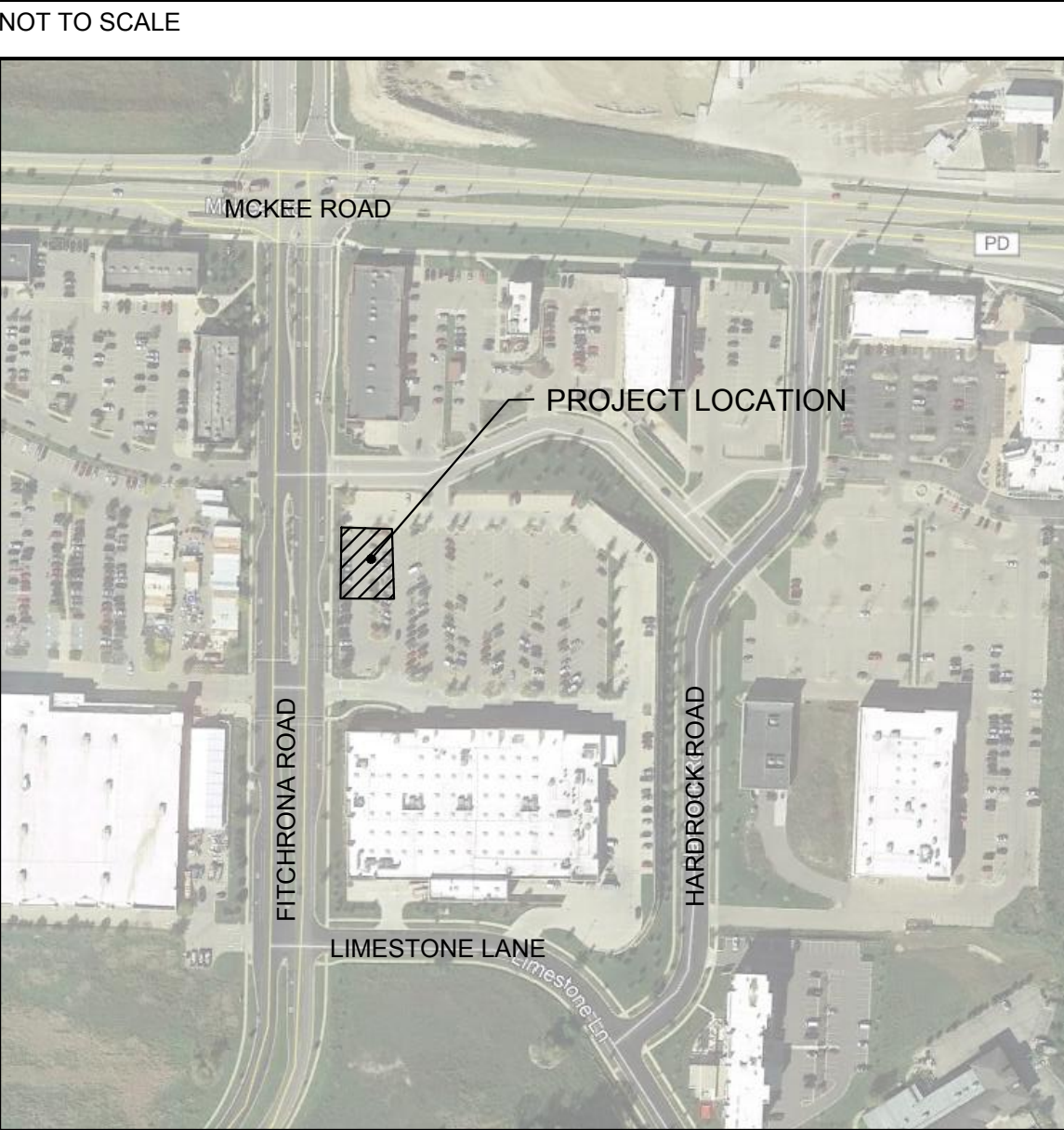
ELECTRIC
ALLIANT ENERGY
608-845-1148

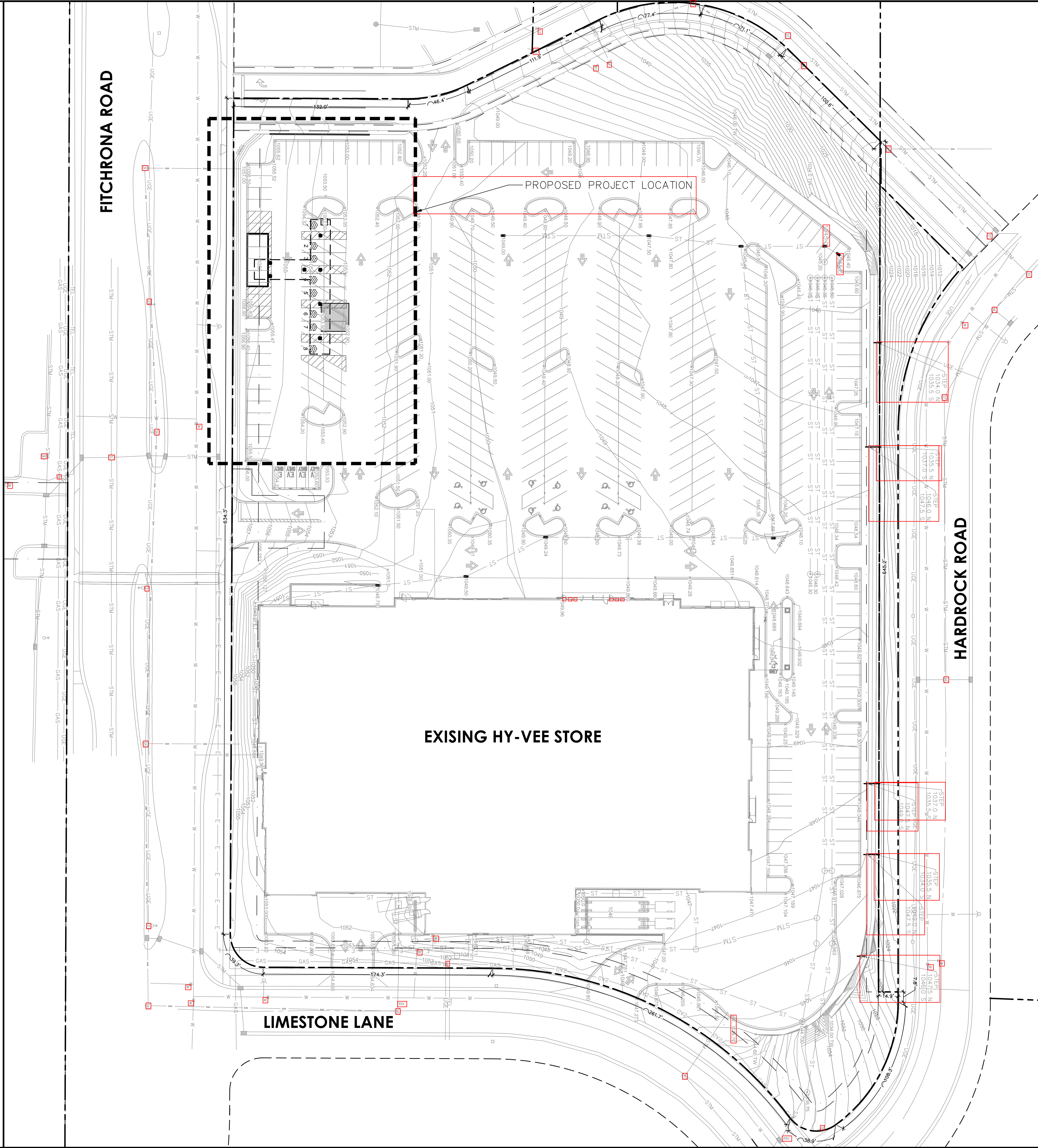
TELEPHONE/CABLE
AT&T
608-252-2432

SHEET INDEX

- C0.0 COVER SHEET
- C1.0 EXISTING CONDITIONS & OVERALL SITE MAP
- C1.1 DEMOLITION PLAN
- C2.0 SITE/LANDSCAPE PLAN
- C3.0 GRADING PLAN
- C3.1 EROSION CONTROL PLAN
- C4.0 UTILITY PLAN
- C5.0 CONSTRUCTION DETAILS

SITE LOCATION MAP





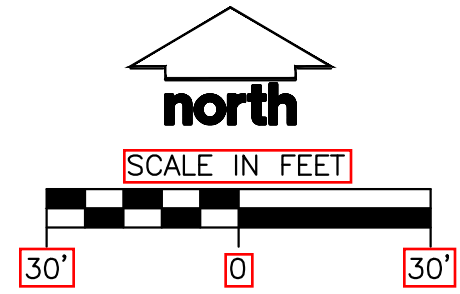
FITCHRONA ROAD

PROPOSED PROJECT LOCATION

EXISTING HY-VEE STORE

LIMESTONE LANE

HARDROCK ROAD



DIGGERS HOTLINE
Toll Free (800) 242-8511

HyVee
EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-287-2800
F 515-287-2835

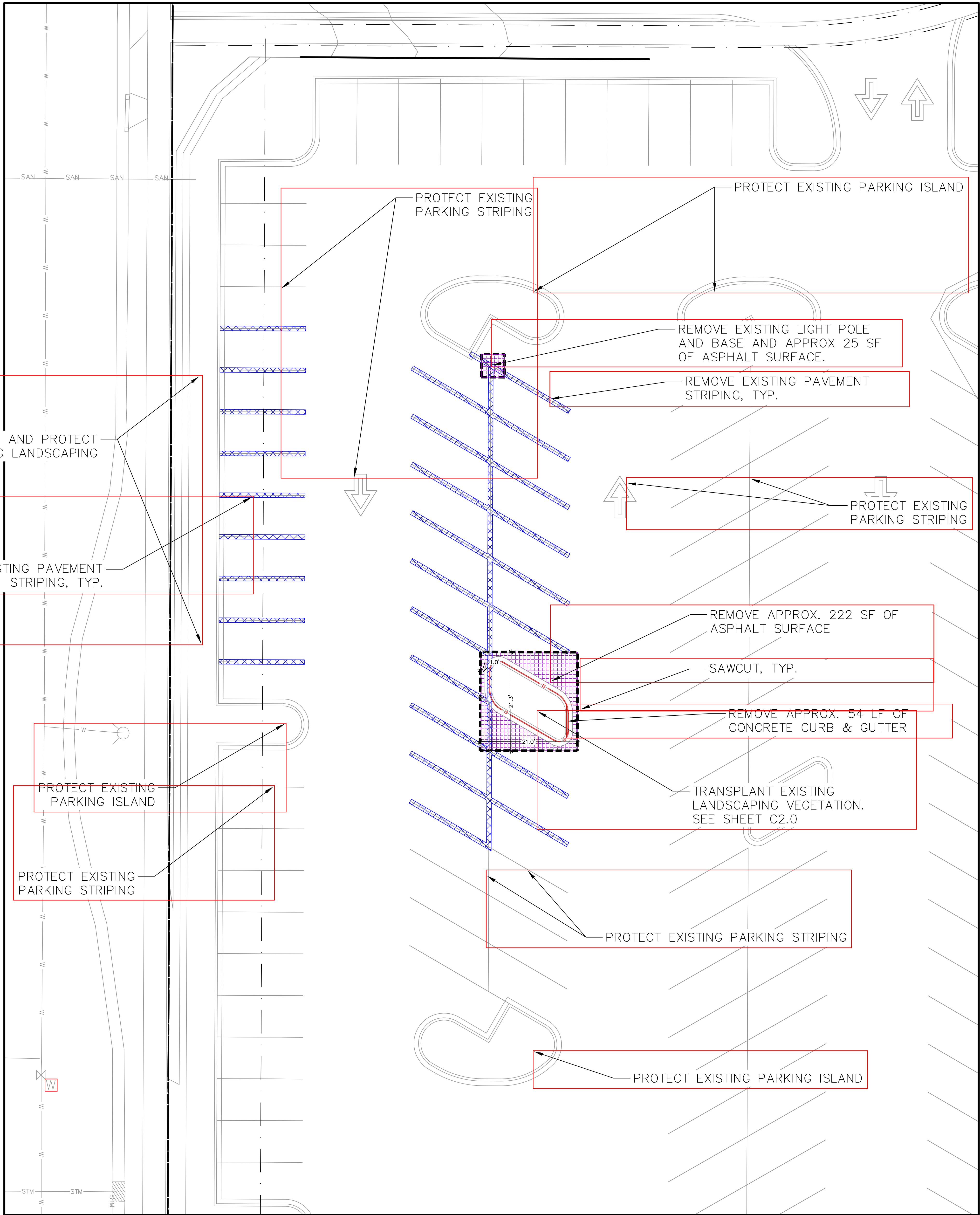
LOCATION
ONLINE AISLES KIOSK
2920 FITCHRONA ROAD
FITCHBURG, WI 53719

| REVISIONS | DATE |
|--------------------------------|----------|
| 1. ARCHITECTURAL & CIVIL NOTES | 06-23-20 |

EXISTING CONDITIONS AND OVERALL SITE

| | |
|-------------------|--------------------|
| DRAWN BY CEJ | DATE 06-23-2020 |
| SCALE AS NOTED | |
| SHEET | |

C1.0

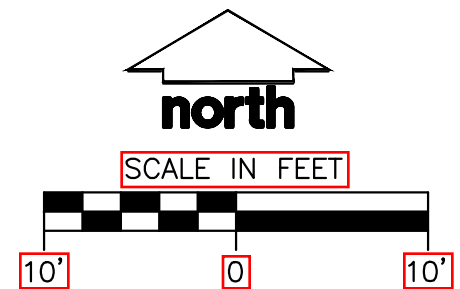


DEMOLITION NOTES

1. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
2. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OR RECYCLED OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
3. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
4. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.
5. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. BACKFILLING TO BE OBSERVED BY GEOTECHNICAL ENGINEER EMPLOYED BY OWNER.
6. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND SALVAGING ANY IRRIGATION COMPONENTS AND ADJUSTING IRRIGATION AS REQUIRED FOR OPERATION ON REMAINDER OF SITE DURING CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SITE DEMOLITION PRIOR TO CONSTRUCTION.

LEGEND

| | |
|-----------|--|
| — | PROPERTY LINE |
| - - - - - | RIGHT-OF-WAY |
| - . - . - | EASEMENT LINE |
| — | DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE |
| — | DEMOLITION - REMOVAL OF ASPHALT SURFACES |
| — | DEMOLITION - REMOVAL OF PAVEMENT STRIPING |
| — | SAWCUT EXISTING PAVEMENT |



HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-287-2800
F 515-287-2835

LOCATION
ONLINE AISLES KIOSK

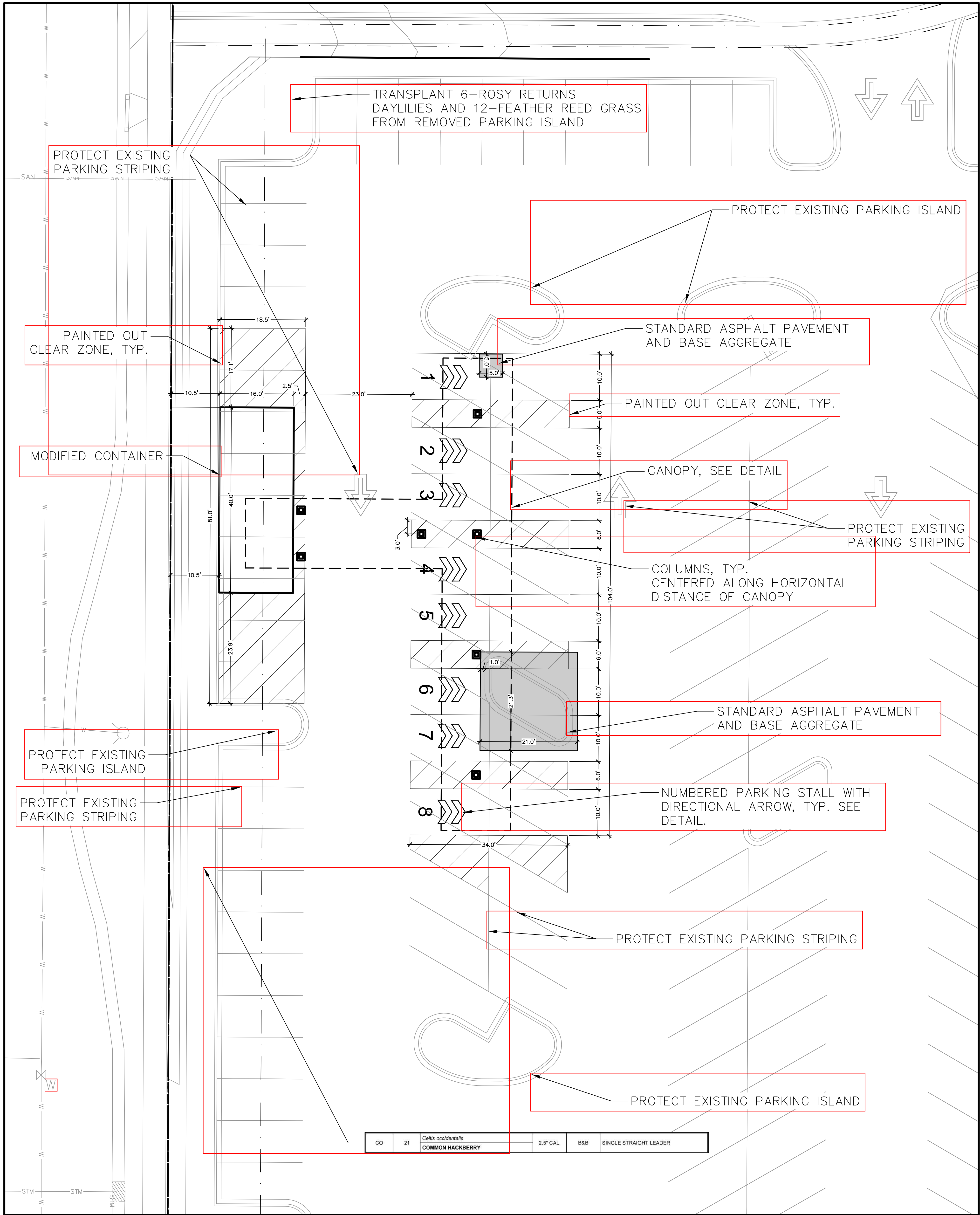
**2920 FITCHRONA ROAD
FITCHBURG, WI 53719**

| REVISIONS | DATE |
|----------------------------|----------|
| ARCHITECTURAL & CIVIL WORK | 06-23-20 |

DEMOLITION PLAN

| | |
|-------------------|--------------------|
| DRAWN BY CEJ | DATE 06-23-2020 |
| SCALE AS NOTED | |
| SHEET | |

C1.1



GENERAL NOTES

1. PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION.
2. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
3. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
4. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
5. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
6. FINISH GRADES SHOWN ARE TO TOP OF PAVING, SIDEWALKS, OR FINISH GRADE.
7. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS TO BE COORDINATED WITH AND APPROVED BY THE OWNER.

PAVEMENT SPECIFICATIONS

ASPHALT:

1. TACK COAT. REFER TO IOWA SUDAS SPECIFICATIONS:
A. PG 66-22
2. APPLY TACK COAT AT .08 GSY RESIDUAL RATE ON CLEAN, DRY SURFACE FREE OF LOOSE PARTICLES PRIOR TO PLACING HMA MIX.
3. HOT MIX ASPHALT. REFER TO IOWA SUDAS SPECIFICATIONS:
A. SUBMIT MIX DESIGN FOR APPROVAL
B. HMA STANDARDS TRAFFIC (ST) SURFACE: $\frac{1}{2}$ " PG 58-28H
C. MAXIMUM RAP: 20%
4. PLACE THE HMA MIXTURE IN THE NUMBER OF LIFTS REQUIRED TO PRODUCE THE REQUIRED THICKNESS. THE COMPACTED THICKNESS OF THE TOP LIFT SHALL NOT EXCEED 2 INCHES.
5. PLACE SUCCEEDING LIFTS OF HMA AS SOON AS THE PREVIOUS LIFT HAS BEEN COMPACTED.
6. COMPACT EACH LIFT TO 92-96% DENSITY. VERIFY DENSITY BY PROVIDING CORES PER OWNERS TESTING AGENCY.

SIGNAGE AND STRIPING SPECIFICATIONS:

1. PAINT TRAFFIC DIRECTION ARROWS AND PARKING STRIPES "TRAFFIC YELLOW".
2. PAINT SHALL BE LEAD FREE WATERBORNE TRAFFIC AND HIGHWAY MARKING PAINT UC-3586 YELLOW AS MANUFACTURED BY DIAMOND VOGEL PAINTS OR EQUIVALENT.
3. PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136 OR GLASS BEADS THAT MEET FEDERAL SPECIFICATION TT-B-1325, TYPE I, GRADATION A.
4. BEFORE APPLICATION OF PAINT, PAINTING SURFACE MUST BE DRY AND FREE FROM DIRT, GREASE, OIL, OR OTHER MATERIAL THAT WOULD REDUCE THE BOND BETWEEN THE PAVEMENT AND PAINT. CLEAN THE AREA TO BE PAINTED BY SWEEPING OR COMPRESSED AIR.
5. APPLY PAINT AT LOCATIONS, DIMENSIONS, AND SPACING SHOWN ON THE PLANS.
6. MIX PAINT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLY AT THE RATE OF 115 SF/GALLON. THE ADDITION OF THINNER WILL NOT BE PERMITTED.
7. APPLY SILICA SAND AT 4LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. SILICA SAND SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
8. TREAT GLASS BEADS WITH ADHESION PROMOTING COATINGS AS SPECIFIED BY THE PAINT MANUFACTURER. APPLY GLASS BEADS AT 7LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. GLASS BEADS SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE OF PAYMENT.
9. PROTECT ALL MARKINGS FROM DAMAGE UNTIL PAINT IS DRY.

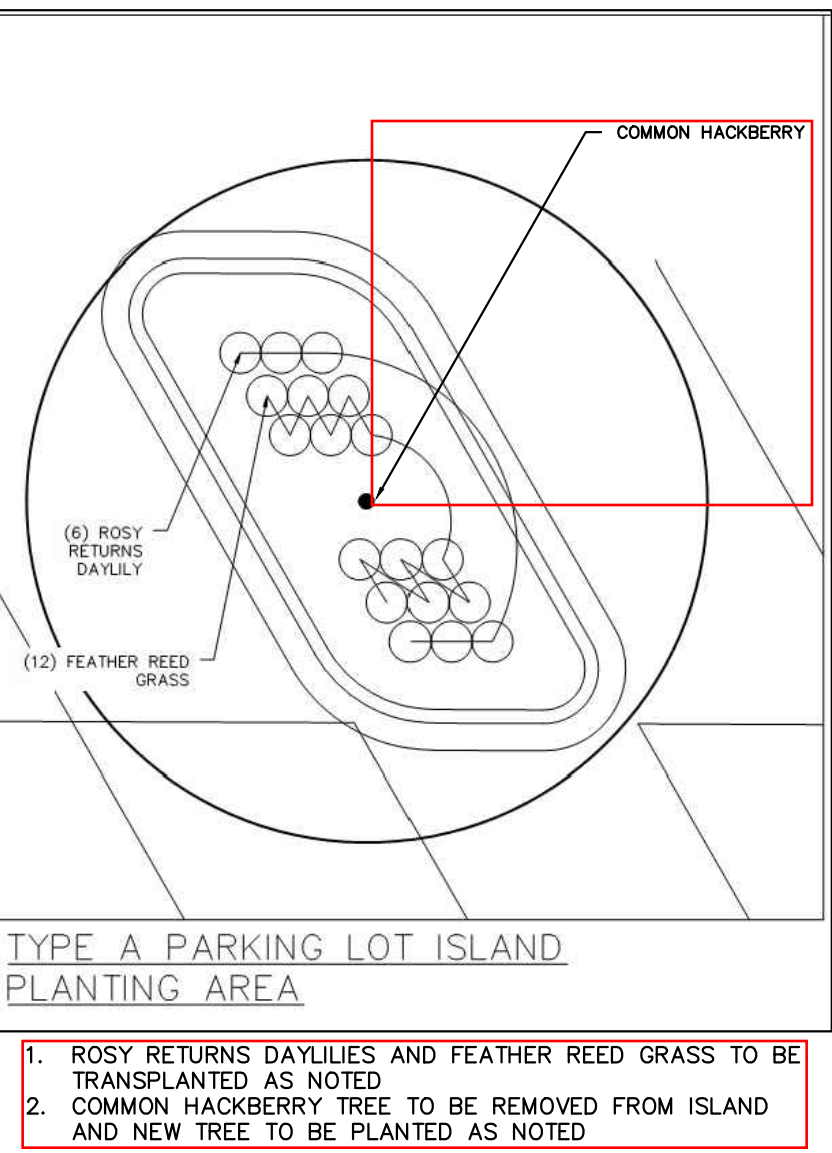
PARKING COUNTS:

SITE REQUIREMENT: 342 STALLS (PLAN COMMISSION - FEB 2012)

CURRENT SITE: 411 STALLS
+14 STALLS FOR CART CORRALS
-31 STALLS FOR GROCERY PICKUP KIOSK
+8 STALLS UNDER GROCERY PICKUP CANOPY

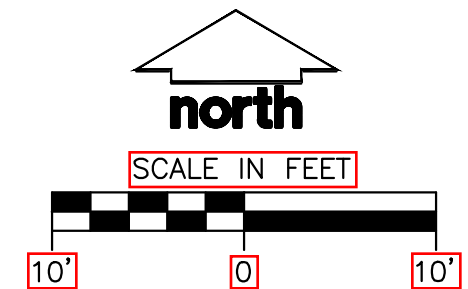
PROPOSED SITE: 374 STALLS

EXISTING ISLAND LANDSCAPING



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- ASPHALT PAVEMENT



HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

LOCATION
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| REVISIONS | DATE | DRAWN BY |
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| ARCHITECTURAL & CIVIL | 06-23-20 | CEJ |




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C2.0

GRADING NOTES

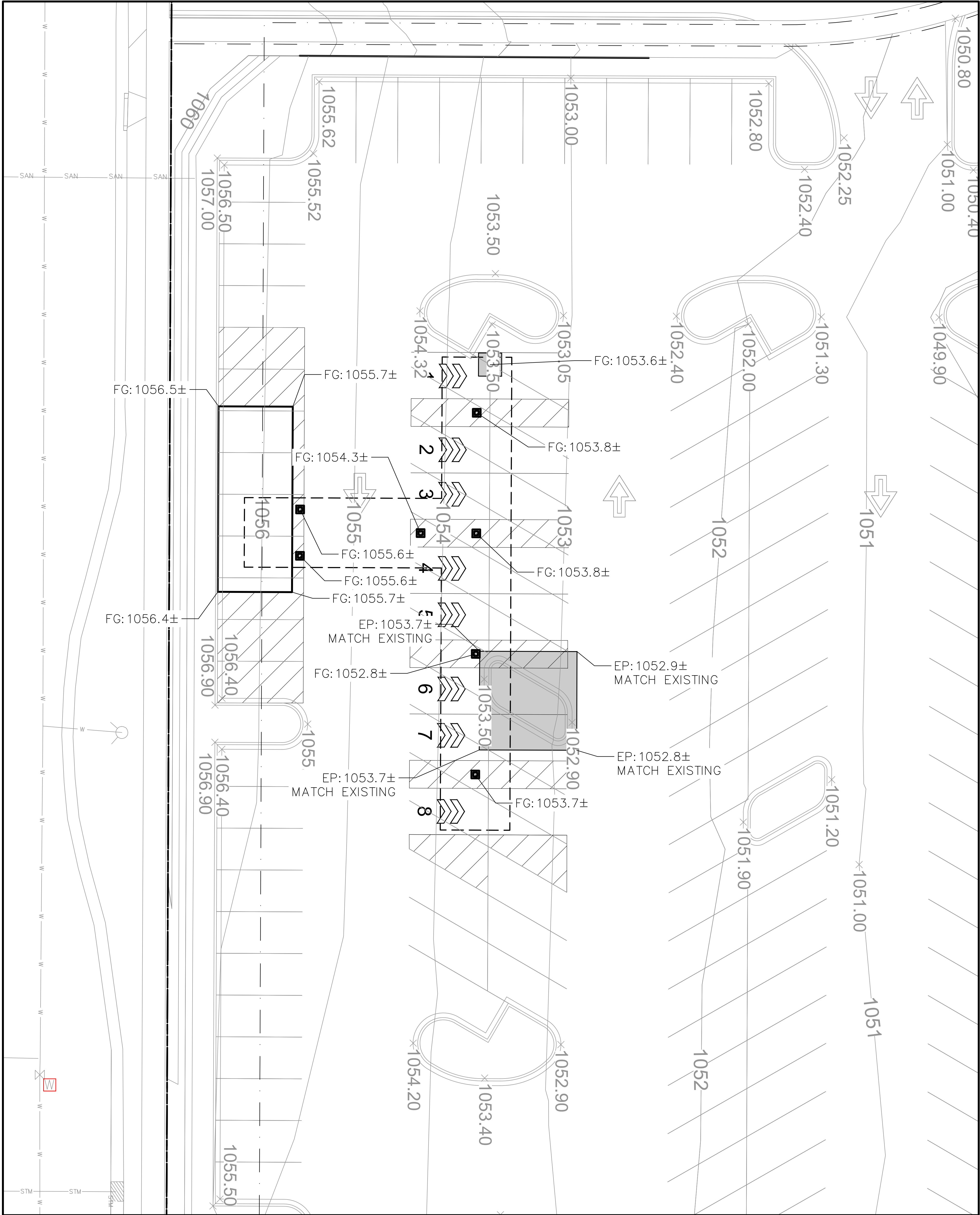
1. PROVIDE AND MAINTAIN EROSION CONTROL DEVICES WHERE SHOWN ON PLANS. DEVICES TO REMAIN IN PLACE UNTIL PAVEMENT AND INTAKES ARE CONSTRUCTED AND UNTIL A LAWN IS ESTABLISHED.
3. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
4. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
5. PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
6. ALL FILL AND BACKFILL MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER. PLACE ALL FILLS IN LIFTS OF NINE INCHES OR LESS LOOSE THICKNESS. ALL FILL SHALL BE PLACED BETWEEN 1% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT.
7. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
8. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
10. SPOT ELEVATIONS ARE SHOWN AT TOP OF FINISH GRADE, ADD 6" TO ELEVATIONS IN PAVED AREAS TO FIND TOP OF CURB ELEVATIONS.

LOCATION
ONLINE AISLES KIOSK
2920 FITCHRONA ROAD
FITCHBURG, WI 53719

























| REVISIONS | DATE | DRAWN BY |
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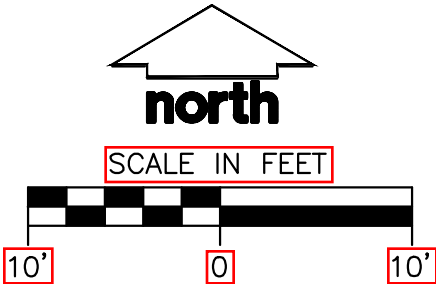
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|-------------------|--------------------|
| DRAWN BY CEJ | DATE 06-23-2020 |
| SCALE AS NOTED | SHEET |

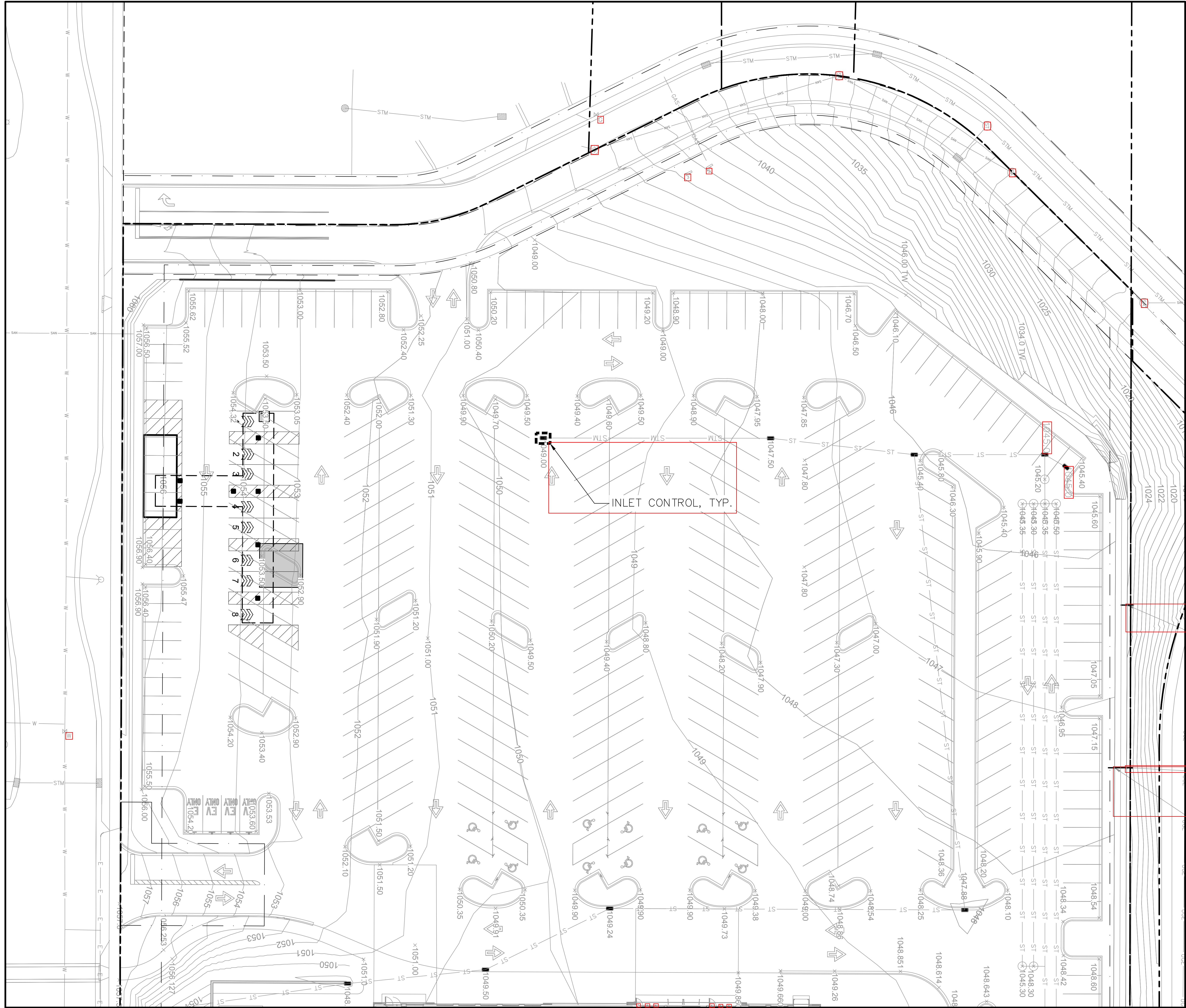
C3.0



LEGEND

| | |
|---|------------------------------|
|  | PROPERTY LINE |
|  | RIGHT-OF-WAY |
|  | EASEMENT LINE |
|  | BUILDING OUTLINE |
|  | BUILDING OVERHANG |
|  | EDGE OF PAVEMENT |
|  | STANDARD CURB AND GUTTER |
|  | REJECT CURB AND GUTTER |
|  | MOUNTABLE CURB AND GUTTER |
|  | ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | PROPOSED 1 FOOT CONTOUR |
|  | PROPOSED 5 FOOT CONTOUR |
|  | EXISTING 1 FOOT CONTOUR |
|  | EXISTING 5 FOOT CONTOUR |
|  | DRAINAGE DIRECTION |
|  | SPOT ELEVATION |
|  | EP - EDGE OF PAVEMENT |
|  | FG - FINISH GRADE |
|  | EC - EDGE OF CONCRETE |
|  | BOC - BACK OF CURB |
|  | MATCH - MATCH EXISTING GRADE |
|  | HP - HIGH POINT |
|  | SW - SIDEWALK |





EROSION CONTROL NOTES

1. DISTURB THE LEAST AREA POSSIBLE TO COMPLETE THE SCOPE OF THE PROJECT.
2. ALL SEDIMENT AND EROSION CONTROL PRACTICES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD BY RESPONSIBLE PERSONNEL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY.
4. INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. COPIES OF THE INSPECTION FORMS SHALL BE SENT TO HY-VEE.
5. FOLLOWING SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES, AND ANY OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WHICH ARE NOT BEING USED FOR MATERIAL STORAGE, OR ON WHICH ACTUAL EARTH MOVING ACTIVITIES ARE BEING PERFORMED.
6. SOIL STABILIZATION SCHEDULE TEMPORARY SEEDING WITH OATS - 2 TO 3 BUSHELS PER ACRE - AND MULCH ALL SLOPES 4:1 AND STEEPER WILL BE INITIATED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF MORE THAN 21 CALENDAR DAYS BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED. THIS SEQUENCE SHALL REPEAT AS GROUND COVER IS REMOVED BY SUBSEQUENT CONSTRUCTION ACTIVITY.
7. GENERAL CONTRACTOR SHALL IMPLEMENT ALL POLLUTION PLAN ACTIVITY WITH THE ASSISTANCE OF THE UTILITY SUBCONTRACTORS, BUILDING CONTRACTORS AND SUPPLIERS.
8. APPLY FREQUENT LIGHT WATERING TO GROUND SURFACE, AS REQUIRED TO CONTROL DUST.
9. UPON COMPLETION AT CONSTRUCTION, SOD ALL DISTURBED AREAS PER PROJECT SPECIFICATIONS.
10. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTORS. CLEANING OF CONTROL DEVICES SHALL BEGIN WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
11. LOCATION OF SOLID WASTE CONTAINER AND PORTABLE RESTROOM TO BE SPECIFIED BY CONTRACTOR.
12. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE IMPLEMENTING AGENCY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENT.
14. LIMIT DUST GENERATION BY CLEARING ONLY THOSE AREAS WHERE IMMEDIATE ACTIVITY WILL TAKE PLACE, LEAVING THE REMAINING AREA(S) IN THE ORIGINAL CONDITION, IF STABLE. MAINTAIN THE ORIGINAL GROUND COVER AS LONG AS PRACTICAL. VEGETATE OR MULCH AREAS WITH EXPOSED SOILS THAT WILL NOT RECEIVE VEHICLE TRAFFIC. IN AREAS WHERE PLANTING, MULCHING OR PAVING IS IMPRACTICAL, APPLY GRAVEL OR LANDSCAPING ROCK. ADD SURFACE GRAVEL TO REDUCE THE SOURCE OF DUST EMISSION. LIMIT THE AMOUNT OF FINE PARTICLES (THOSE SMALLER THAN 0.075MM) TO 10 TO 20 PERCENT. SPRINKLE THE SITE WITH WATER UNTIL SURFACE IS WET. REPEAT AS NEEDED TO PREVENT CARRYOUT OF MUD ONTO STREET. USE VACUUM STREET SWEEPERS TO SWEEP UP ANY TRACKED SEDIMENT. REMOVE MUD AND OTHER DIRT PROMPTLY SO IT DOES NOT DRY AND THEN TURN INTO DUST. LIMIT DUST CAUSING WORK ON WINDY DAYS.

OWNER

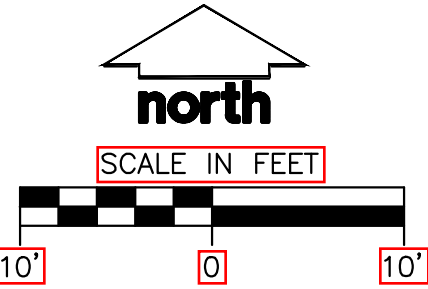
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA, 50266

AREA TO BE DISTURBED: 0.006 AC OR 267 SF

NEW IMPERVIOUS AREA: 0.003 AC OR 143 SF

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- ASPHALT PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- SPOT ELEVATION
- CP - EDGE OF PAVEMENT
- FG - FINISH GRADE
- EOC - EDGE OF CONCRETE
- BGC - BACK OF CURB
- MATCH - MATCH EXISTING GRADE
- HP - HIGH POINT
- SW - SIDEWALK
- INLET PROTECTION



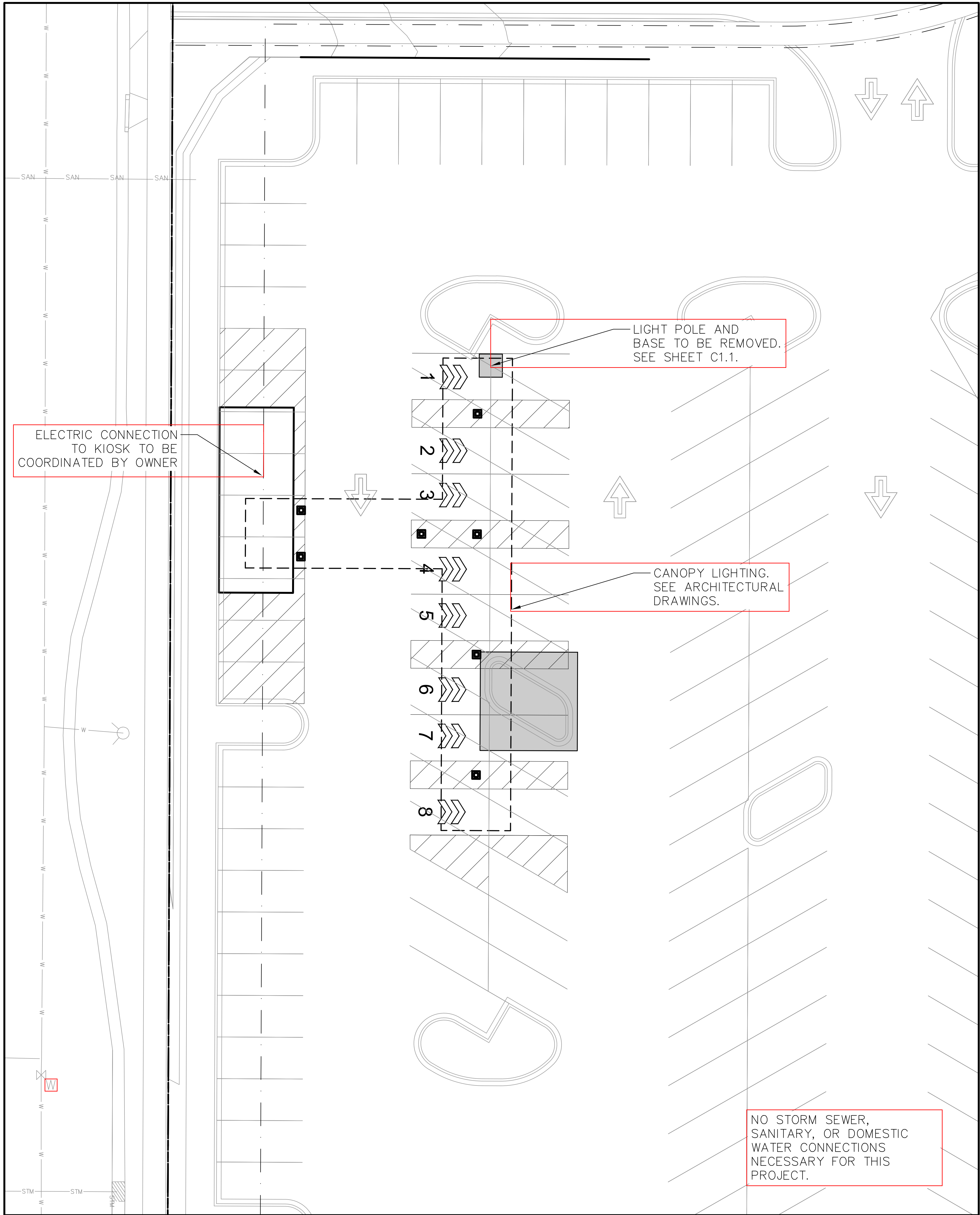
Hy-Vee
EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-287-2535

LOCATION
ONLINE AISLES KIOSK
2920 FITCHRONA ROAD
FITCHBURG, WI 53719

| REVISIONS | DATE |
|-----------|----------|
| 1 | 06-23-20 |

| EROSION CONTROL PLAN | |
|----------------------|--------------------|
| DRAWN BY CEJ | DATE 06-23-2020 |
| SCALE AS NOTED | |
| SHEET | |

C3.1



UTILITY NOTES

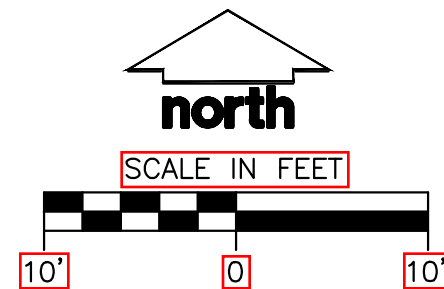
1. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
2. SEE DETAILS FOR UTILITY TRENCH CONSTRUCTION REQUIREMENTS. GEOTECHNICAL ENGINEER TO OBSERVE UTILITY TRENCH BACKFILL AND COMPACTION PROCEDURES.

SITE LIGHTING NOTES

1. NOTIFICATION: CONTRACTOR SHALL NOTIFY HY-VEE A MINIMUM OF 60 DAYS PRIOR TO THE ANTICIPATED DATE OF INSTALLATION.
2. MATERIAL: OWNER WILL PURCHASE SITE LIGHTING MATERIALS. THOSE MATERIALS INCLUDE THE FOLLOWING: FIXTURES WITH LAMPS, TENON, POLE, ANCHOR BOLTS AND ANCHOR BOLT TEMPLATE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, AND VERIFYING QUANTITIES AND CONDITIONS OF THESE MATERIALS. INSPECT ALL PACKAGES FOR EXTERIOR DAMAGE BEFORE THE CARRIER LEAVES THE SITE, AND NOTIFY OWNER'S REPRESENTATIVE WITH INFORMATION ON THE SHIPMENT. RETURN A COPY OF THE PACKING LIST TO HY-VEE WITHIN SEVEN DAYS AFTER RECEIPT OF THE MATERIALS WITH NOTES REGARDING ANY DAMAGED GOODS OR THE LACK OF DAMAGE.
3. STORAGE OF MATERIALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF ALL SITE LIGHTING MATERIALS, AND FOR INSTALLATION OF A FUNCTIONING SYSTEM WHICH MEETS HY-VEE'S APPROVAL.
4. CONDUIT AND WIRE: CONDUIT AND WIRE FOR SITE LIGHTING SHALL BE SIZED BY THE GENERAL CONTRACTOR AND APPROVED BY HY-VEE.
5. TESTING: A MINIMUM OF 30 DAYS BEFORE THE ONLINE AISLES OPENING, THE CONTRACTOR SHALL CONDUCT A 100 HOUR CONSECUTIVE TEST OF THE SITE LIGHTING SYSTEM. THIS IS INTENDED TO EXPOSE BURNED OUT LAMPS OR OTHER PROBLEMS WHILE ELECTRICIANS AND EQUIPMENT ARE STILL ON SITE. HY-VEE SHALL BE NOTIFIED WITH THE RESULTS OF THIS TEST AS SOON AS POSSIBLE SO REPLACEMENT MATERIALS CAN BE OBTAINED IF NECESSARY.
6. WIRING INFORMATION: SEE SHEET E-1 FOR CIRCUIT AND PANEL ASSIGNMENTS. A WIRING DIAGRAM FOR THE PARKING LOT LIGHTS IS REQUIRED FOR FUTURE REFERENCE. MAKE EDITS ON SITE UTILITY PLAN AND RETURN TO OWNER WITH AS-BUILT NOTES.
7. REFER TO FIXTURE AND POLE BASE DETAIL.

LEGEND

| | |
|--|------------------------------------|
| | PROPERTY LINE |
| | RIGHT-OF-WAY |
| | EASEMENT LINE |
| | BUILDING OUTLINE |
| | BUILDING OVERHANG |
| | EDGE OF PAVEMENT |
| | STANDARD CURB AND GUTTER |
| | REJECT CURB AND GUTTER |
| | MOUNTABLE CURB AND GUTTER |
| | 8" CONCRETE RIBBON CURB |
| | ASPHALT PAVEMENT |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |
| | HEAVY DUTY CONCRETE PAVEMENT |
| | STORMWATER MANAGEMENT AREA |
| | RETAINING WALL |
| | BOULDER WALL |
| | RAILING |
| | FENCE |
| | SANITARY SEWER |
| | WATERMAIN |
| | STORM SEWER |
| | 8'x4'x2" INSULATION (PLAN VIEW) |
| | 8'x4'x2" INSULATION (PROFILE VIEW) |



HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2835

ONLINE AISLES KIOSK

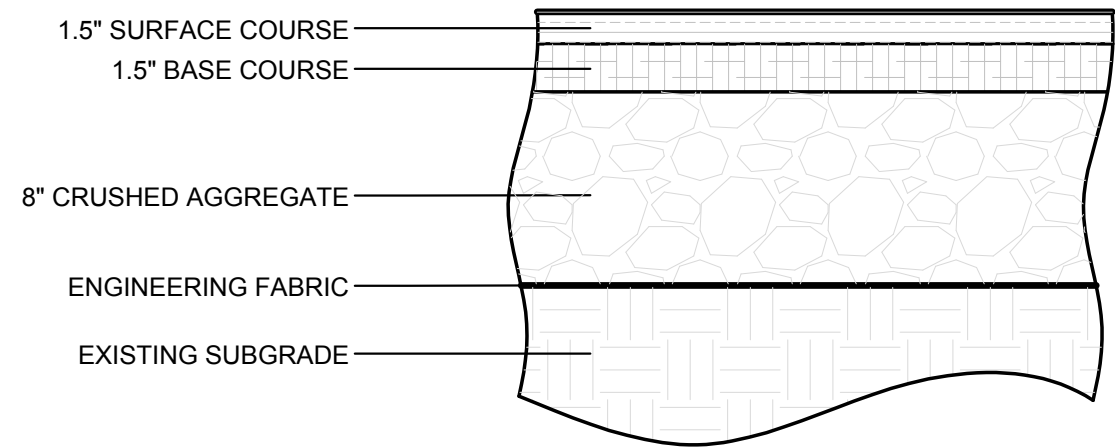
2920 FITCHRONA ROAD
FITCHBURG, WI 53719

| REVISIONS | DATE |
|-----------|----------|
| 1 | 06-23-20 |

UTILITY PLAN

| | |
|-------------------|--------------------|
| DRAWN BY CEJ | DATE 06-23-2020 |
| SCALE AS NOTED | |
| SHEET | |

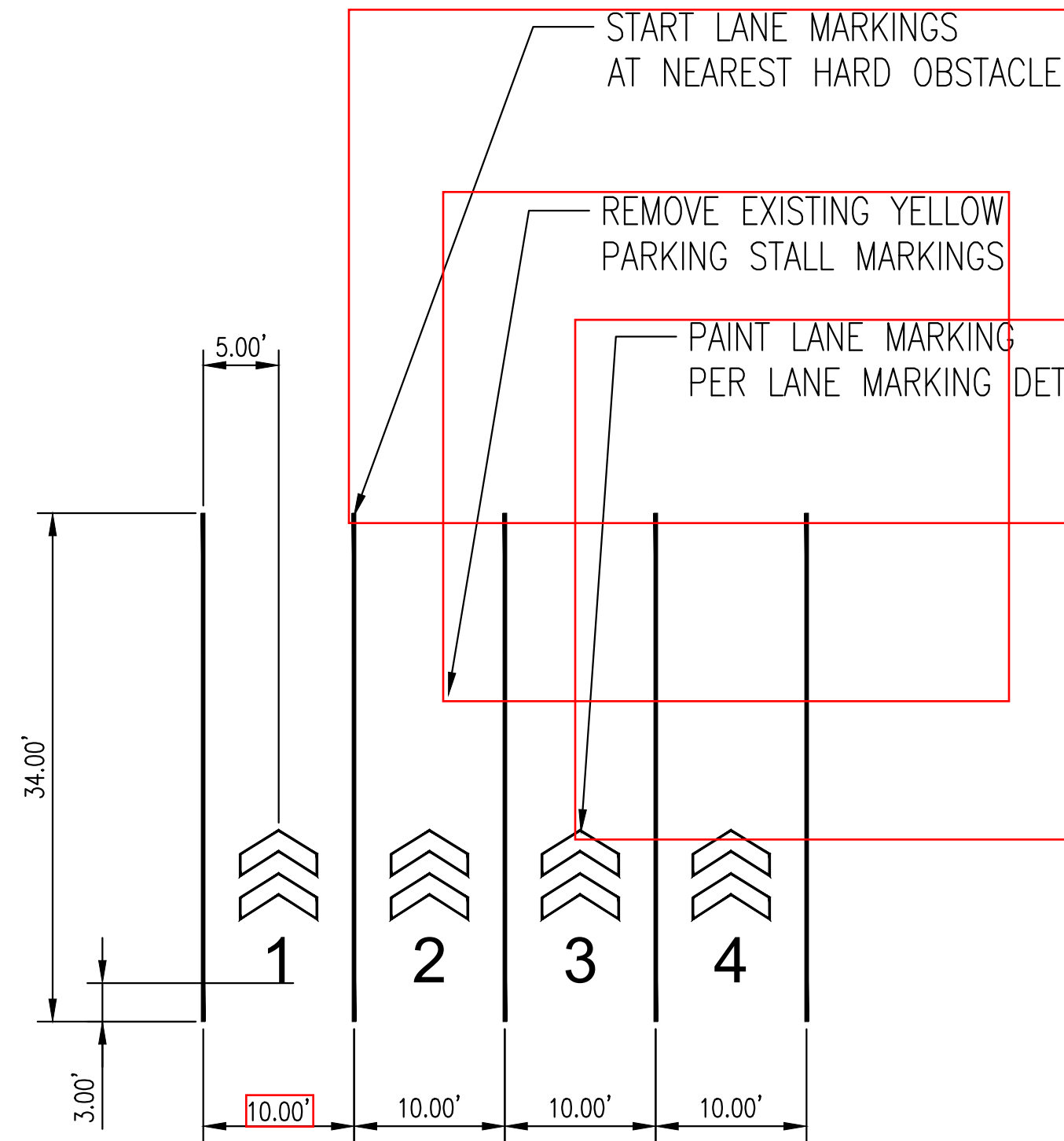
C4.0



1. PAVEMENT SECTION TO MATCH EXISTING PAVEMENT SECTION ONSITE. ABOVE ASPHALT SECTION IS BASED ON ORIGINAL RECORD DRAWINGS FOR REFERENCE FOR BIDDING PURPOSES.

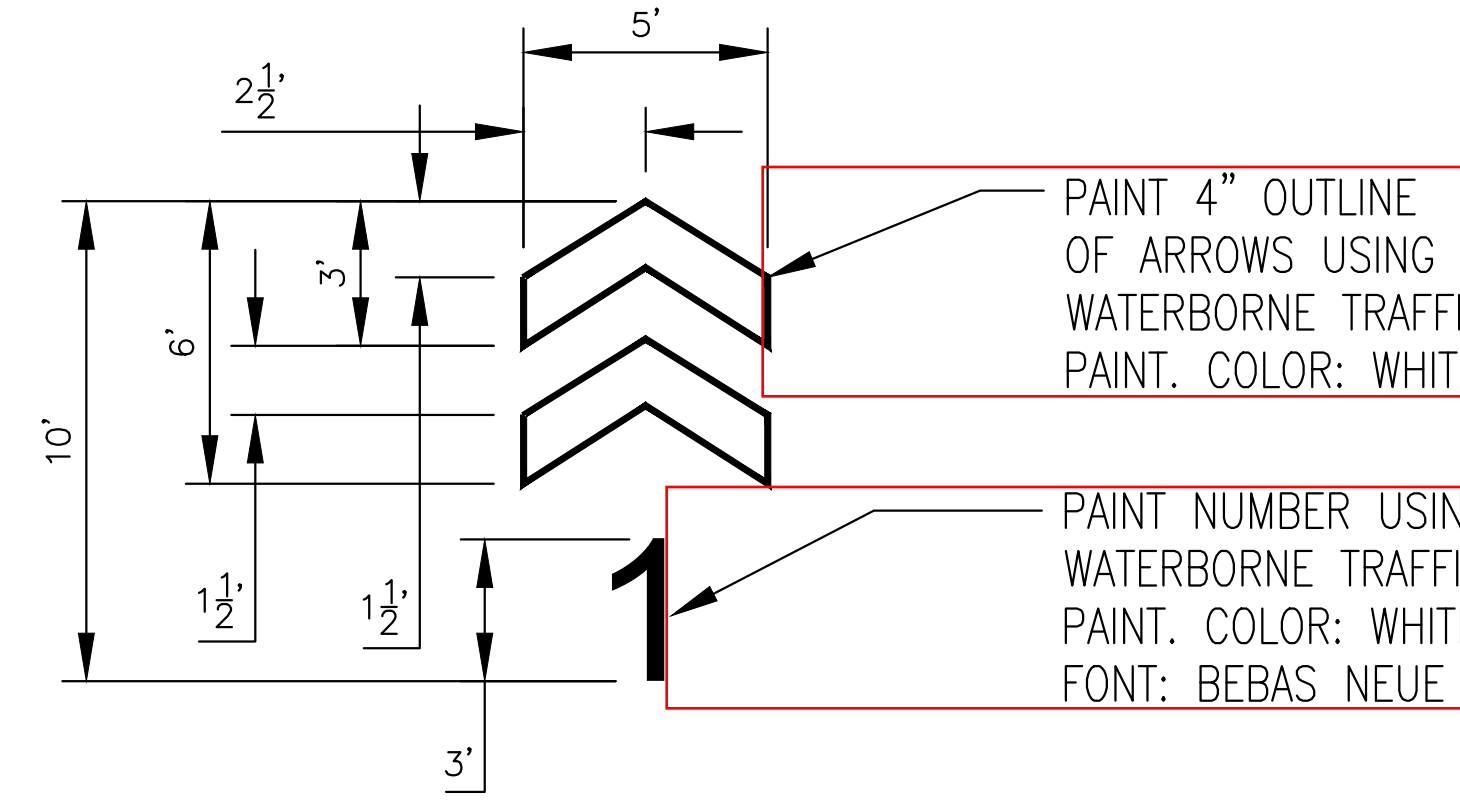
ASPHALTIC CONCRETE PAVING SECTION

N.T.S.



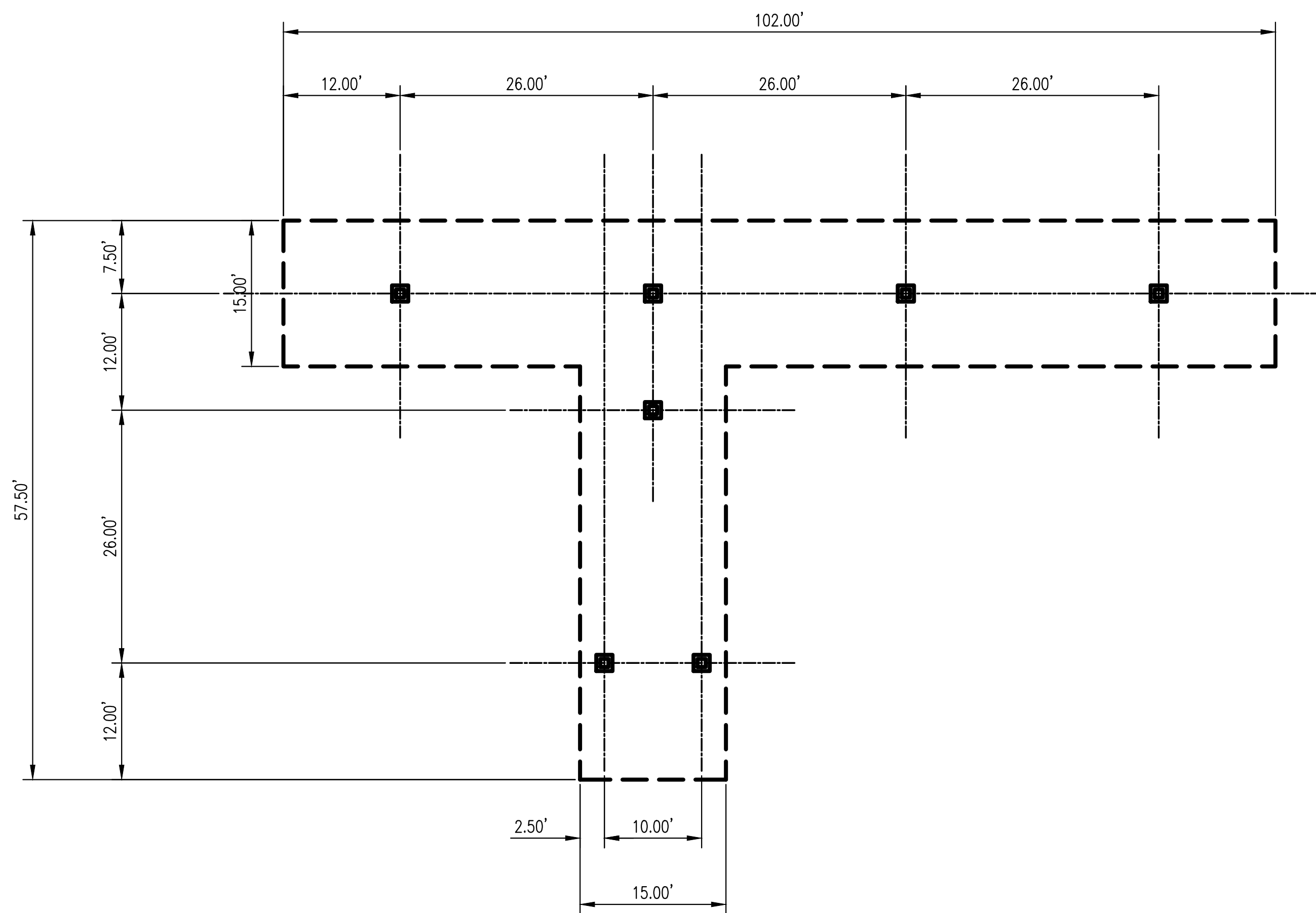
PICKUP STALLS

N.T.S.



LANE MARKING DETAIL

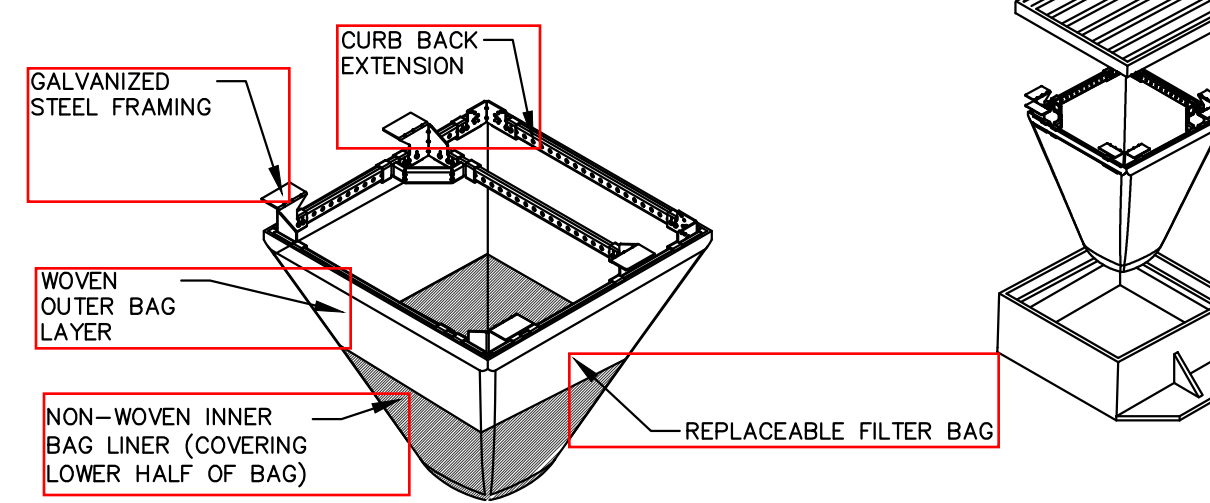
N.T.S.



CANOPY DIMENSIONS

N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



| CATCH-IT INLET FILTER (Temporary Inlet Protection) | | | | | | | |
|--|------------------|----------------|--------------|--------------|--------------------|------------|-------------|
| Neenah Casting | Inlet Type | Grate Size | Opening Size | Bag Cap (in) | Flow Ratings (CFS) | Bypass | ADS PIN |
| | | | | | HB (Hybrid Bag) | | |
| 3087 | Curb Box | 35.25 x 17.75 | 33.0 x 15.0 | 4.4 | 5.8 | 62LCBEXTHB | |
| 3248A | Curb Box | 35.75 x 23.875 | 33.5 x 21.0 | 4.2 | 1.1 | 3.3 | 62LCB3624HB |
| 3030 | Square/Rect (SQ) | 23 x 16 | 20.5 x 13.5 | 1.6 | 0.7 | 2.2 | 62MCB2316HB |
| 3087-C | Square/Rect (SQ) | 35.25 x 17.75 | 33 x 15 | 3.2 | 1.0 | 5.2 | 62LSQ3618HB |
| R-2501 | Round (RD) | 26 | 24 | 2.3 | 0.8 | 5.2 | 62MRD26HB |
| R-1772(2590) | Round (RD) | 22.25 x 23.5 | 20.5 x 21 | 1.5 | 0.8 | 4.8 | 62MRD22HB |

(HB) HYBRID FILTER BAG SPECIFICATIONS:

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

| PROPERTY | TEST METHOD | WOVEN (Q20TR) | NON-WOVEN (UNWR) |
|---------------------------|-------------|-----------------------------|-----------------------------|
| TENSILE STRENGTH | ASTM D4862 | 350 x 225 lbs | 300 lbs |
| ELONGATION | ASTM D4862 | 20% x 15% | 50% |
| CUR FRACTURE | ASTM D4861 | 1000 lbs | 65 lbs |
| TRAPEZOIDAL TEAR | ASTM D4853 | 110 x 75 lbs | 45 lbs |
| UV RESISTANCE | ASTM D4855 | 90% | 70% |
| OPENING SIZE (AOS) | ASTM D4751 | 20 US STD SEVE | 40 US STD SEVE |
| PERMEABILITY | ASTM D4895 | 1.5 sec | 2.0 sec |
| WATER FLOW RATE | ASTM D4895 | 200 gal/min/ft ² | 140 gal/min/ft ² |
| MINIMUM FILTER BAG VOLUME | | 2 CUBIC FT | |

INSTALLATION INSTRUCTIONS:

1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

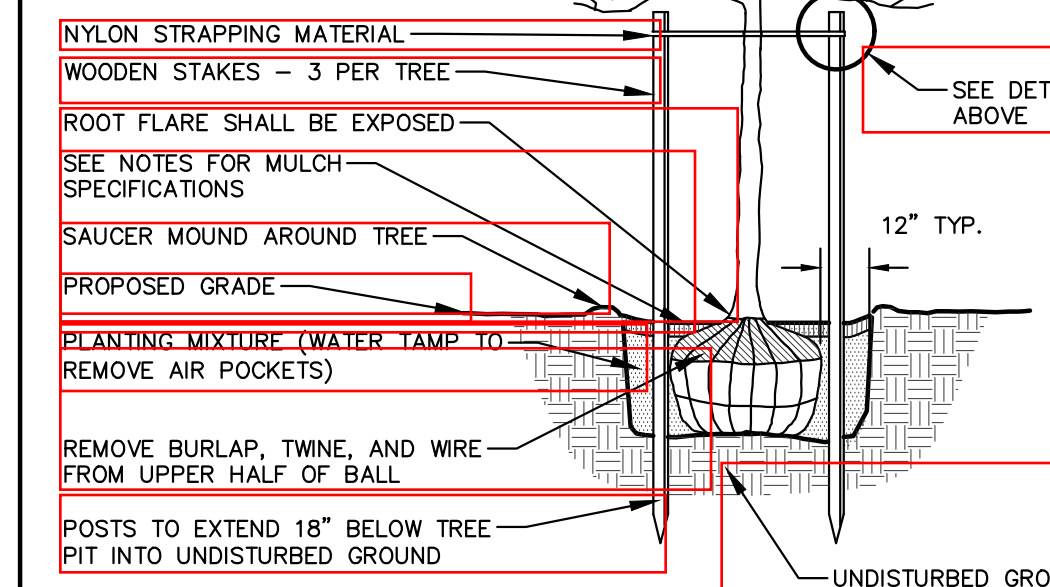
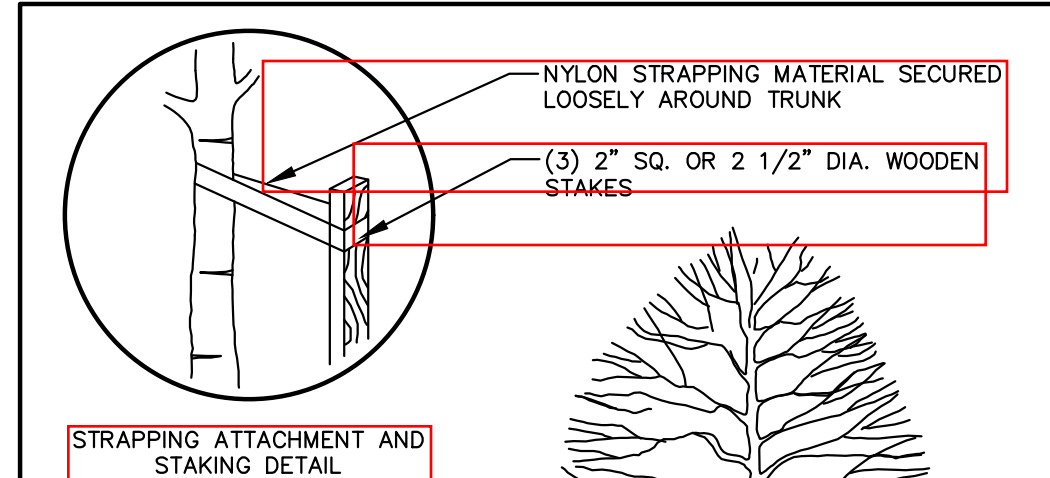
MAINTENANCE GUIDELINES:

1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT
4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG



FRAMED INLET PROTECTION

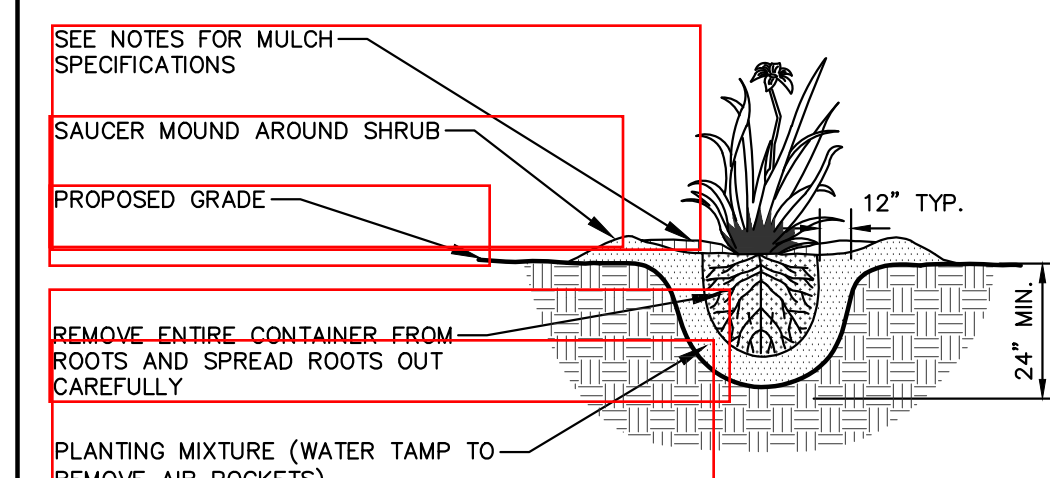
N.T.S.



NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED
2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED

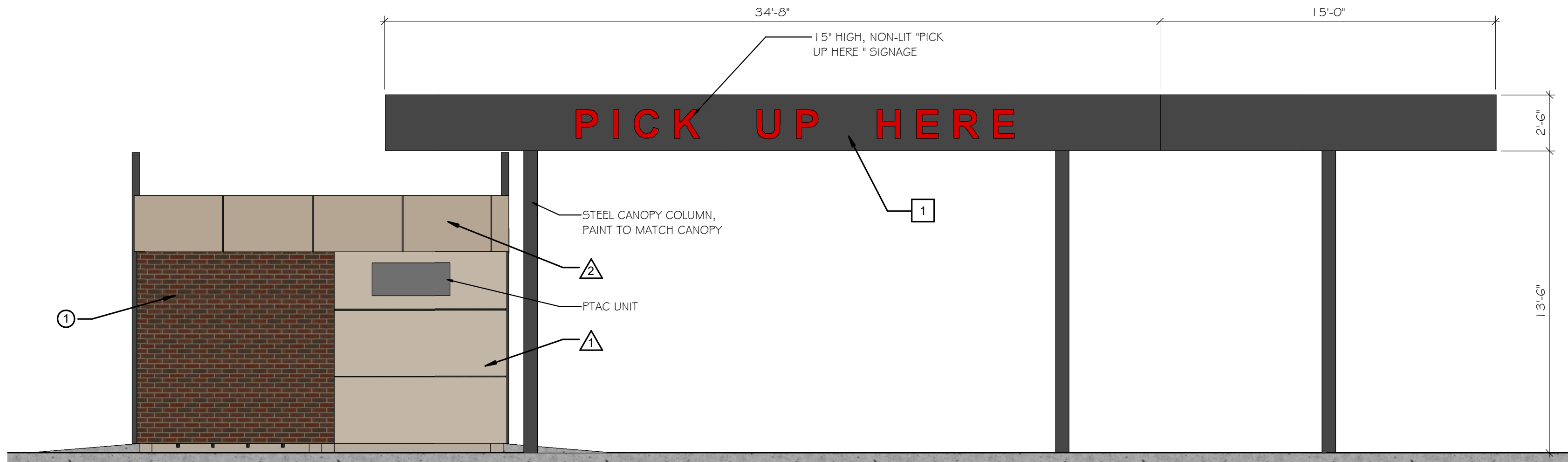
PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



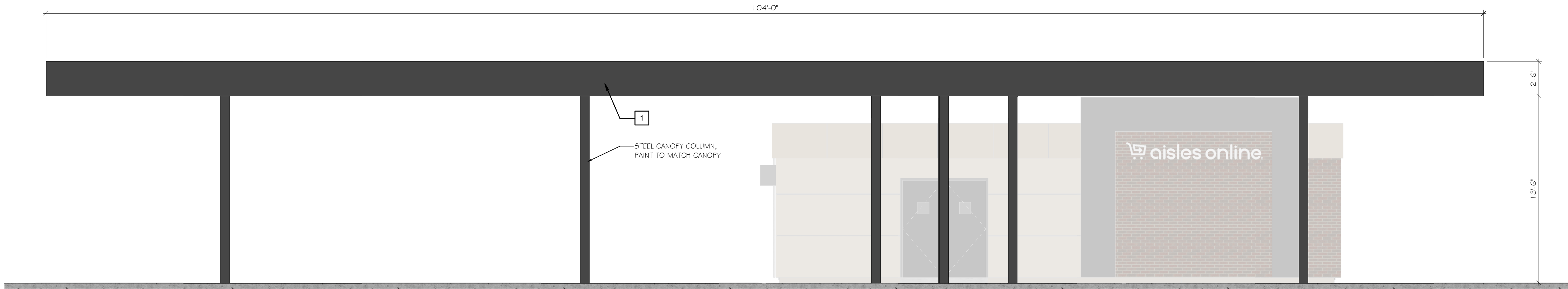
1 FRONT ELEVATION (REAR SIMILAR)

SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



3 CANOPY ELEVATION

SCALE: 1/4" = 1'-0"

MASONRY UNITS:

① THIN BRICK BY KANSAS BRICK & TILE.
COLOR: #530 FLASH
SIZE: MODULAR
BOND: 1/3 RUNNING
MORTAR: SOLOMON GRIND 10H

CLADDING & CANOPIES:

△ HORIZONTAL CLADDING: STONEWOOD
COLOR: MATCH SHERWIN-WILLIAMS "MAISON BLANCHE" 7526

△ HORIZONTAL CLADDING: STONEWOOD
COLOR: MATCH SHERWIN-WILLIAMS "NANTUCKET DUNE" 7527

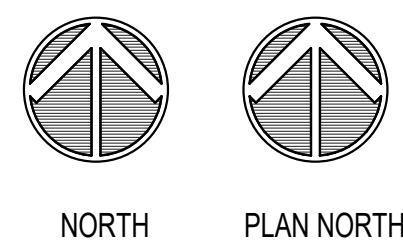
△ HORIZONTAL CLADDING: STONEWOOD
COLOR: "GRANITE GREY" 7026-CD

METAL TRIM COLORS:

1 PREFINISHED 0.40 ALUMINUM PANELS
COLOR: MATCH STONEWOOD "GRANITE GRAY"

| REVISION | DATE BY |
|----------|---------|
|----------|---------|

LOCATION:
Fitchburg Hy-Vee Aisles Online Kiosk
2920 Fitchrona Rd, Fitchburg, WI 53719

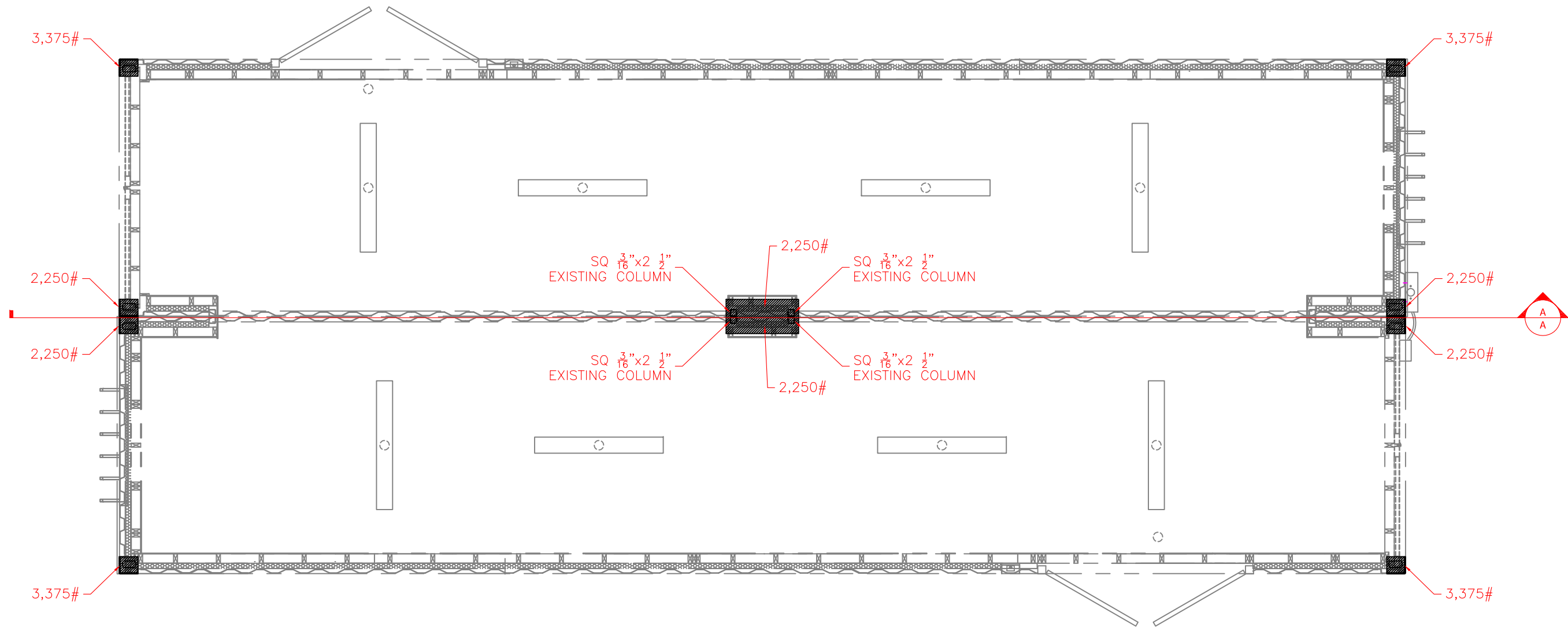
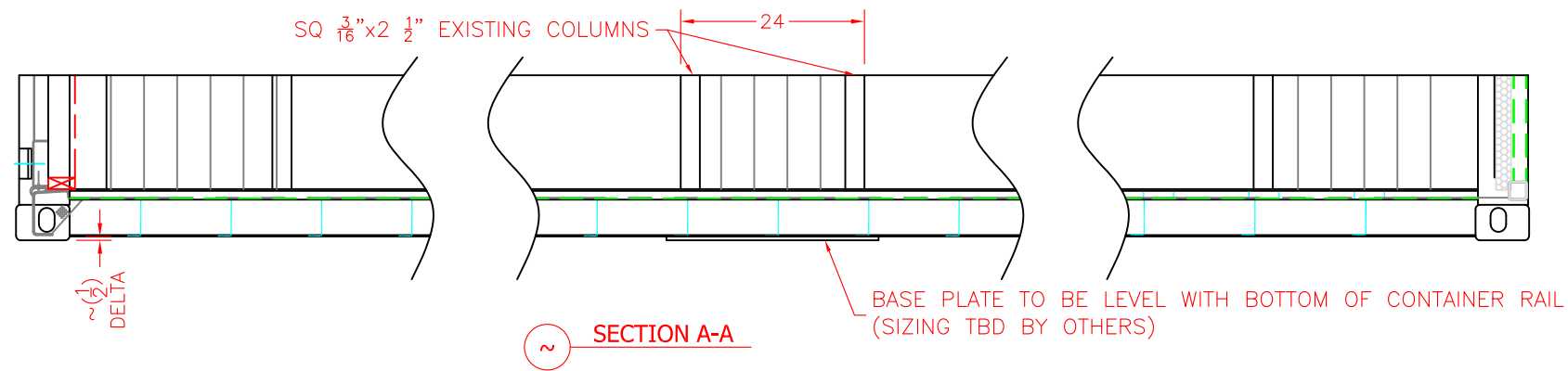


EXTERIOR
ELEVATIONS

| | |
|------------------------|------------------|
| DRAWN: Author | DATE: 2/06/10 |
| SCALE: As indicated | JOB NUMBER: |

SHEET:
A6.0

PRELIMINARY - NOT FOR CONSTRUCTION



LOADS AT CORNER CASTINGS ARE ESTIMATED
ALL OTHER ENGINEERING TBD BY OTHERS



CONFIDENTIAL
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|---|----|----|------|----------|------------|--------------------------------|--------|----------------|--|-------------------|-------|---------------|--|--|
| D/O R AND ATION ED IN D TO | NO | BY | DATE | REVISION | DRAWN BY | TITLE HY-VEE 40FT DESIGN LOADS | | | SOUTHERN FRAC 1805 HOWARD ROAD WAXAHACHIE, TX 75165 PH 469-517-1642 FAX 469-517-1647 | | | | | |
| | NB | | | | DL | | | | | | | CUSTOMER ---- | | |
| | | | | | DATE | | | | | | | | | |
| | | | | | 4-22-20 | | | | | | | | | |
| | | | | | CHECKED BY | | | | | | | | | |
| | | | | | DATE | | SCALE | PURCHASE ORDER | NO. | DRAWING NO. | SHT 1 | REV | | |
| | | | | | | | N.T.S. | | | HV40HCAO-EE-LOADS | OF | 2 | | |
| | | | | | | | | | | | | | | |

Original Approvals

SITE CONSTRUCTION DOCUMENTS
FOR
HY-VEE FITCHBURG #1

ORCHARD POINTE DEVELOPMENT
2920 FITCHRONA ROAD
FITCHBURG, WI 53719
ORCHARD POINTE SUBDIVISION



SITE CIVIL ENGINEER

SRF CONSULTING GROUP, INC.
901 DEMING WAY, SUITE 302
MADISON, WI 53717
608-831-4245

SURVEYOR

CEDAR CORPORATION
1402 PANKRATZ ST., SUITE 320
MADISON, WI 53704
608-354-0037

GEOTECHNICAL ENGINEER

CGC, INC.
2921 PERRY STREET
MADISON, WI 53713
608-288-4100

REGULATORY AGENCIES

MAYOR:
SHAWN PFAFF
608-270-4213

DEPARTMENT OF PLANNING & ZONING
THOMAS HOVEL, ZONING ADMINISTRATOR, CITY PLANNER
608-270-4255

BUILDING INSPECTION UNIT:
JOHN CROOK, BUILDING INSPECTOR
608-270-4240

CITY OF FITCHBURG PUBLIC WORKS
PAUL WOODARD, PUBLIC WORKS DIRECTOR, CITY ENGINEER
608-270-4260

FIRE CHIEF:
RANDALL L. PICKERING
608-278-2965

POLICE CHIEF:
THOMAS A. BLATTER
608-270-4351

CITY HALL
5520 LACY ROAD
FITCHBURG, WI 53711
608-270-4260

UTILITY CONTACTS

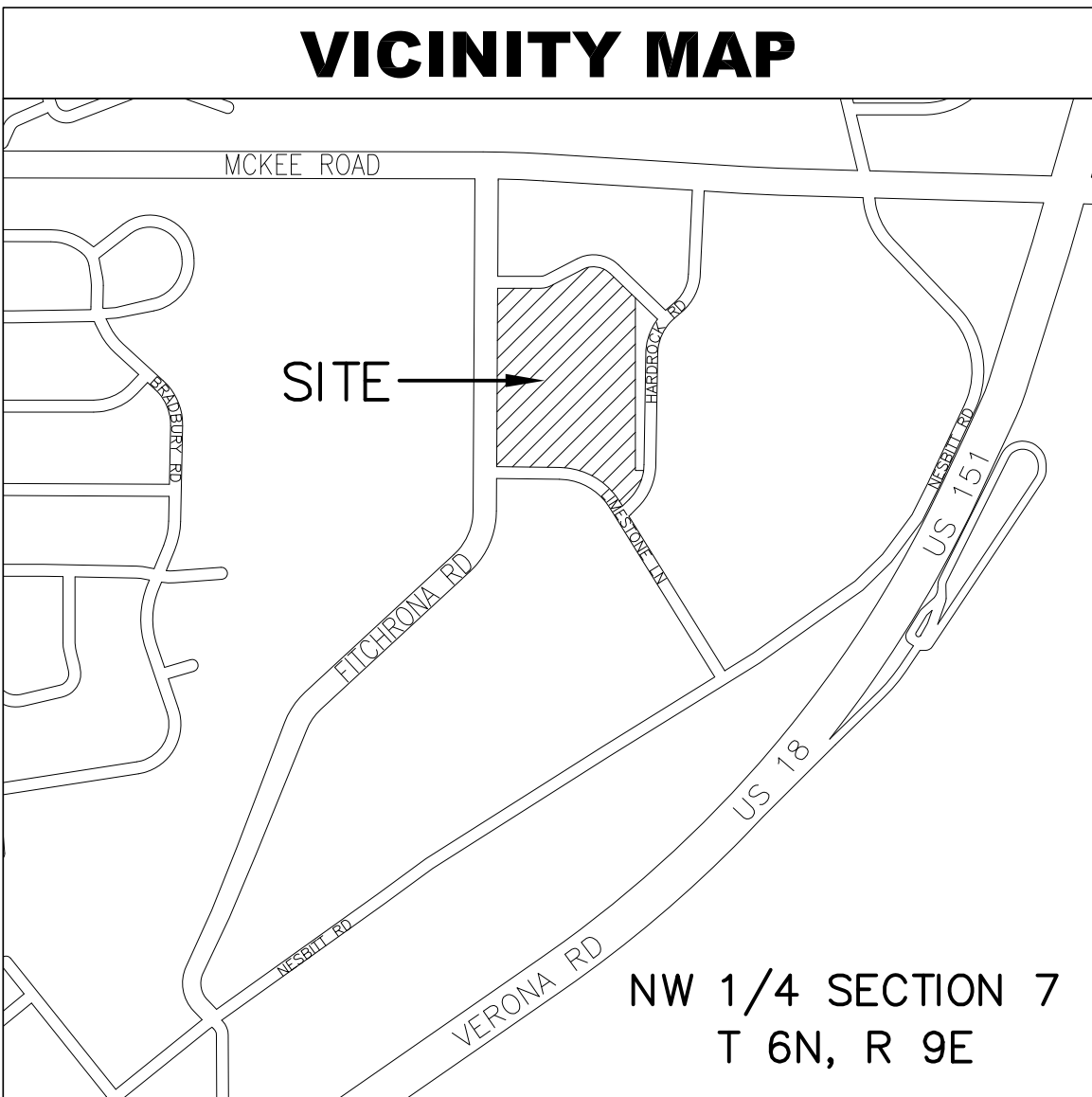
GAS
MADISON GAS & ELECTRIC
PO BOX 1231
MADISON, WI 53701-1231
DON McCLAIN
608-252-5618

ELECTRIC
ALLIANT ENERGY
2147 CTH PB
VERONA, WI 53593
JEFF NELSON
608-845-1148

TELECOMMUNICATIONS
AT&T - WISCONSIN
316 WEST WASHINGTON AVE, 3rd FLOOR
MADISON, WI 53703
ANDY MADSEN (am4171@att.com)
608-252-2432

OWNER / DEVELOPER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
515-267-2800



| INDEX OF SHEETS | |
|-----------------|--|
| C1.0 | EXISTING SITE AND DEMOLITION PLAN |
| C2.0 | SITE PLAN |
| C3.0 | GRADING AND EROSION PLAN |
| C4.0 | UTILITY PLAN |
| C5.0 | LANDSCAPING PLAN |
| C6.0 | LIGHTING PLAN |
| C7.0 | SITE DETAILS 1 |
| C8.0 | SITE DETAILS 2 |
| C9.0 | EROSION CONTROL AND RETAINING WALL DETAILS |
| C10.0 | STORMWATER MANAGEMENT DETAILS |
| C11.0 | SITE SECTIONS |

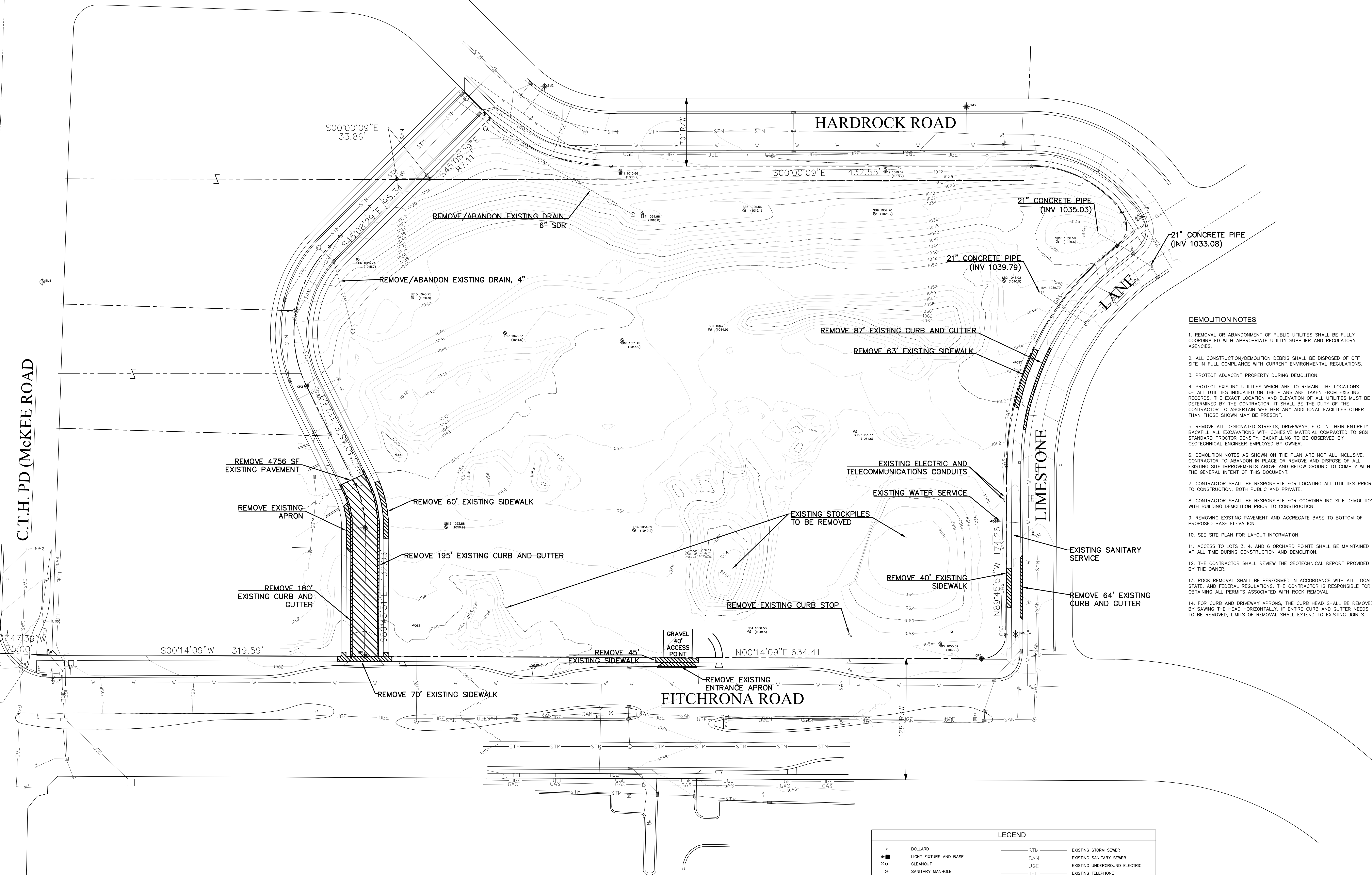
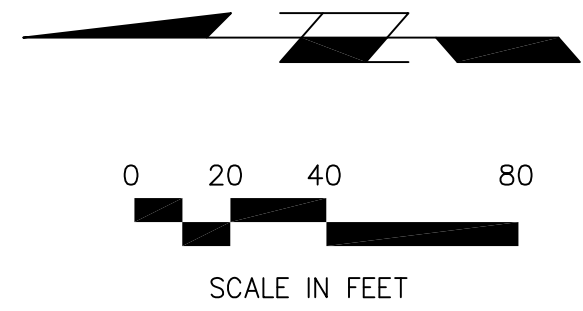
DIGGERS HOTLINE

Toll Free (800) 242-8511
(262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PRELIMINARY
NOT FOR CONSTRUCTION

971.46'
S88°12'21"E
2475.20
1503.74'
S07°47'39"W
75.00'

C.T.H. PD (McKEE ROAD)



DEMOLITION NOTES

1. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
2. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
3. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
4. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.
5. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. BACKFILLING TO BE OBSERVED BY GEOTECHNICAL ENGINEER EMPLOYED BY OWNER.
6. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SITE DEMOLITION WITH BUILDING DEMOLITION PRIOR TO CONSTRUCTION.
9. REMOVING EXISTING PAVEMENT AND AGGREGATE BASE TO BOTTOM OF PROPOSED BASE ELEVATION.
10. SEE SITE PLAN FOR LAYOUT INFORMATION.
11. ACCESS TO LOTS 3, 4, AND 6 ORCHARD POINTE SHALL BE MAINTAINED AT ALL TIME DURING CONSTRUCTION AND DEMOLITION.
12. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
13. ROCK REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH ROCK REMOVAL.
14. FOR CURB AND DRIVEWAY APRONS, THE CURB HEAD SHALL BE REMOVED BY SAWING THE HEAD HORIZONTALLY. IF ENTIRE CURB AND GUTTER NEEDS TO BE REMOVED, LIMITS OF REMOVAL SHALL EXTEND TO EXISTING JOINTS.

| BENCHMARKS | | |
|-----------------------------------|---------|--|
| NO. | ELEV. | DESC. |
| DATUM: CITY OF FITCHBURG (NAVD88) | | |
| BM1 | 1037.77 | TOP NUT ON HYDRANT, NORTH SIDE OF TACO BELL |
| BM2 | 1013.58 | TOP NUT ON HYDRANT, EAST SIDE OF HARDROCK, 500' SOUTH OF CTH PD |
| BM3 | 1023.61 | TOP NUT ON HYDRANT, EAST SIDE OF HARDROCK, 275' NORTH OF LIMESTONE |
| BM4 | 1037.86 | TOP NUT ON HYDRANT, NW QUAD OF HARDROCK AND LIMESTONE |
| BM5 | 1056.69 | TOP NUT ON HYDRANT, NE QUAD OF FITCHRONA AND LIMESTONE |

| CONTROL POINTS | | |
|----------------|-----------|-----------|
| NO. | NORTHING | ELEVATION |
| CP1 | 460932.41 | 795430.96 |
| CP2 | 460931.87 | 795562.99 |
| CP3 | 460992.20 | 795708.74 |
| CP4 | 461003.18 | 795786.31 |
| CP5 | 460298.01 | 795428.35 |

| LEGEND | | | |
|--------|---|--|-------------------------------|
| | BOLLARD | | EXISTING STORM SEWER |
| | LIGHT FIXTURE AND BASE | | EXISTING SANITARY SEWER |
| | CLEANOUT | | EXISTING UNDERGROUND ELECTRIC |
| | SANITARY MANHOLE | | EXISTING TELEPHONE |
| | STORM SEWER MANHOLE | | EXISTING GAS MAIN |
| | TELEPHONE MANHOLE | | PROPOSED STORM SEWER |
| | TRAFFIC SIGN | | PROPOSED SANITARY SEWER |
| | FIRE HYDRANT | | PROPOSED UNDERGROUND ELECTRIC |
| | WATER VALVE | | PROPOSED TELEPHONE |
| | GAS VALVE | | PROPOSED GAS MAIN |
| | CONTROL POINT | | PROPOSED WATER MAIN |
| | BENCHMARK | | PROPERTY LINE |
| | SOLE BORING - ELEVATION (BEDROCK ELEVATION) | | EASEMENT/SETBACK LINE |
| | SECTION CORNER | | EXISTING CONTOURS |
| | STORM SEWER INTAKE | | PROPOSED CONTOURS |
| | ELECTRIC MARKER | | FENCE |
| | GAS MARKER | | KNEEWALL |
| | FENCE POST | | |
| | LUMINAIRE | | |

PRELIMINARY
NOT FOR CONSTRUCTION

| REVISION | DATE BY |
|----------|---------|
| | |
| | |
| | |
| | |

SRE
Consulting Group, Inc.

LOCATION:
FITCHBURG #1
ORCHARD POINTE

HY-VEE INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

Hy-Vee
EMPLOYEE OWNED

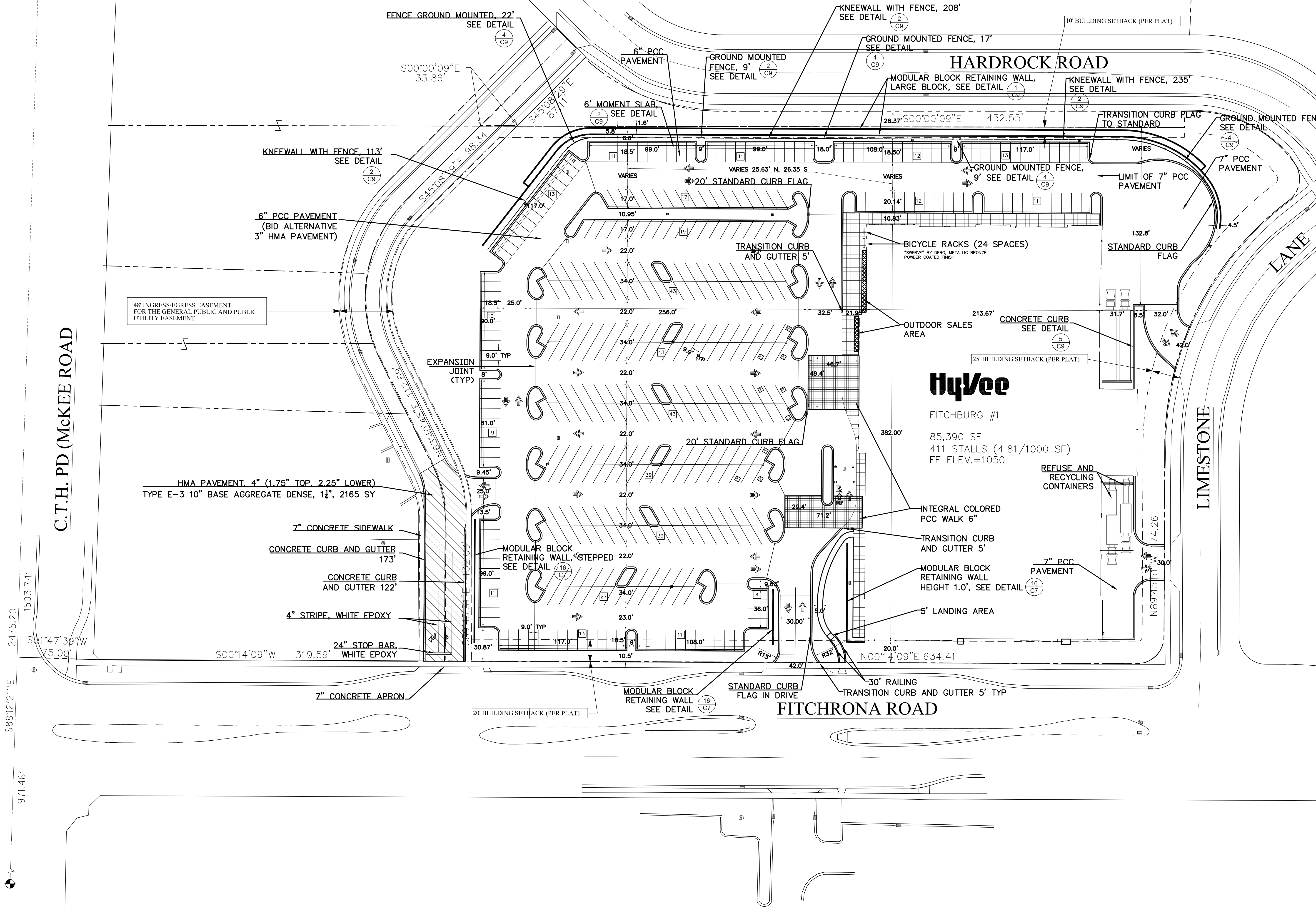
TRUE NORTH PLAN NORTH

EXISTING SITE
CONDITIONS AND
DEMOLITION
PLAN






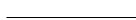









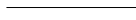





















| | |
|------------------|---------------------|
| DRAWN: RAB | DATE: 2011 |
| SCALE: 1"=40' | JOB NUMBER: 7555 |
| SHEET: | |

C1.0

PRELIMINARY
NOT FOR CONSTRUCTION



LEGEND

| | | | |
|---|--|---|-------------------------------|
|  | BOLLARD |  | EXISTING STORM SEWER |
|  | LIGHT FIXTURE AND BASE |  | EXISTING SANITARY SEWER |
|  | CLEANOUT |  | EXISTING UNDERGROUND ELECTRIC |
|  | SANITARY MANHOLE |  | EXISTING TELEPHONE |
|  | STORM SEWER MANHOLE |  | EXISTING GAS MAIN |
|  | TELEPHONE MANHOLE |  | EXISTING WATER MAIN |
|  | TRAFFIC SIGN |  | PROPOSED STORM SEWER |
|  | FIRE HYDRANT |  | PROPOSED SANITARY SEWER |
|  | WATER VALVE |  | PROPOSED UNDERGROUND ELECTRIC |
|  | GAS VALVE |  | PROPOSED TELEPHONE |
|  | CONTROL POINT |  | PROPOSED GAS MAIN |
|  | BENCHMARK |  | PROPOSED WATER MAIN |
|  | SOIL BORING - ELEVATION (BEDROCK ELEVATION) |  | PROPERTY LINE |
|  | SECTION CORNER |  | EASEMENT/SETBACK LINE |
|  | STORM SEWER INTAKE |  | EXISTING CONTOURS |
|  | ELECTRIC MARKER |  | PROPOSED CONTOURS |
|  | GAS MARKER |  | FENCE |
|  | FENCE POST |  | KNEEWALL |
|  | LUMINAIRE | | |

GENERAL NOTES

- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- ALL DIMENSIONS TO FACE-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- UNLESS DETAILED OR NOTED OTHERWISE, PROVIDE 1" PRE-MOLDED EXPANSION JOINT MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST EXISTING CONCRETE. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR CONCRETE TO ELIMINATE VOIDS.
- SEE SPECIFICATIONS FOR FINISH AND SEALER ON EXTERIOR SLABS.
- FINISH GRADES SHOWN ARE TO TOP OF PAVING, SIDEWALKS, OR FINISH GRADE.
- STAKING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS TO BE COORDINATED WITH AND APPROVED BY THE OWNER.
- SITE LAYOUT - BUILDING AND PARKING ARE PARALLEL/PERPENDICULAR TO FITCHRONA ROAD RIGHT OF WAY. RETAINING WALL AND CURB OF EAST PARKING BAYS ARE PARALLEL TO EAST PROPERTY LINE.

SITE PLAN NOTES

- INSTALL CURBS AND SIDEWALKS WHERE INDICATED ON PLANS. ALL NEW SIDEWALK SLABS SHALL BE A MINIMUM OF 4 INCHES THICK WITH FIBERS TO SPECIFICATIONS. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE-3/4 INCH MAXIMUM SIZE. PROVIDE CONTROL JOINTS AT 6'-0" O/C (N & S) MAXIMUM UNLESS NOTED OTHERWISE.
- CONSTRUCT PARKING SURFACES: CONCRETE TO BE REINFORCED WITH FIBERS. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE 1-1/2 INCH MAXIMUM SIZE. PROVIDE CONTROL JOINTS AT 12'-0" O/C (N & S) MAXIMUM UNLESS NOTED OTHERWISE.
- PAINT PARKING STRIPING AND SIDEWALK CURBS "TRAFFIC YELLOW" WHERE SHOWN ON PLANS.
- PAINT TRAFFIC DIRECTION ARROWS AND HANDICAP SYMBOLS "TRAFFIC YELLOW" WHERE SHOWN ON PLANS. ALL PAVEMENT MARKING PAINT TO INCLUDE GLASS BEADS PER SPECIFICATIONS.
- SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS. BOLLARD LOCATIONS MUST BE COORDINATED WITH AND APPROVED BY THE HY-VEE SITEWORK REPRESENTATIVE PRIOR TO BEGINNING WORK.
- SEE BUILDING PLANS AND SOILS REPORT FOR ANY SPECIAL EXCAVATION AND FILL REQUIREMENTS.
- ALL CURB AND GUTTER SHALL BE REVERSE FLAG UNLESS NOTED.
- ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE DONE TO CITY STANDARDS INCLUDING SIDEWALK OF 5" NORMAL AND 7" AT DRIVEWAYS AND APRONS OF 7".
- TRASH COMPACTORS SHALL BE PAINTED A COLOR TO BE APPROVED BY THE OWNER THAT WILL MATCH THE BUILDING.
- FOR WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE DONE TO CITY STANDARDS INCLUDING A SIDEWALK OF 5" OF CONCRETE AND DRIVEWAYS AND APRONS OF 7" OF CONCRETE.

LEGAL DESCRIPTION

LOT 5, ORCHARD POINTE, FITCHBURG, WISCONSIN

APPLICANT / OWNER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
(515) 267-2800

CONTACT: JOHN BREHM

CIVIL ENGINEER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
(515) 267-2800

SRF CONSULTING GROUP, INC.
901 DEMING WAY, SUITE 302
MADISON, WI 53717

ZONING AND LAND USE

EXISTING ZONING: BUSINESS-HIGHWAY
PROPOSED ZONING: BUSINESS-HIGHWAY
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: RETAIL-CONDITIONAL USE

PARKING REQUIREMENTS

BY ORDINANCE: 284
PROVIDED: 411
ADA REQUIRED: 9
ADA PROVIDED: 9
BICYCLE RECOMMENDED: 40
BICYCLE PROVIDED: 24

SITE SUMMARY

TOTAL SITE AREA: 353,054 SF
IMPERVIOUS AREA: 28,144 SF (79.7%)
GREENSPACE AREA: 71,608 SF (20.3%)

REVISION
DATE
BY

SRF
Consulting Group, Inc.

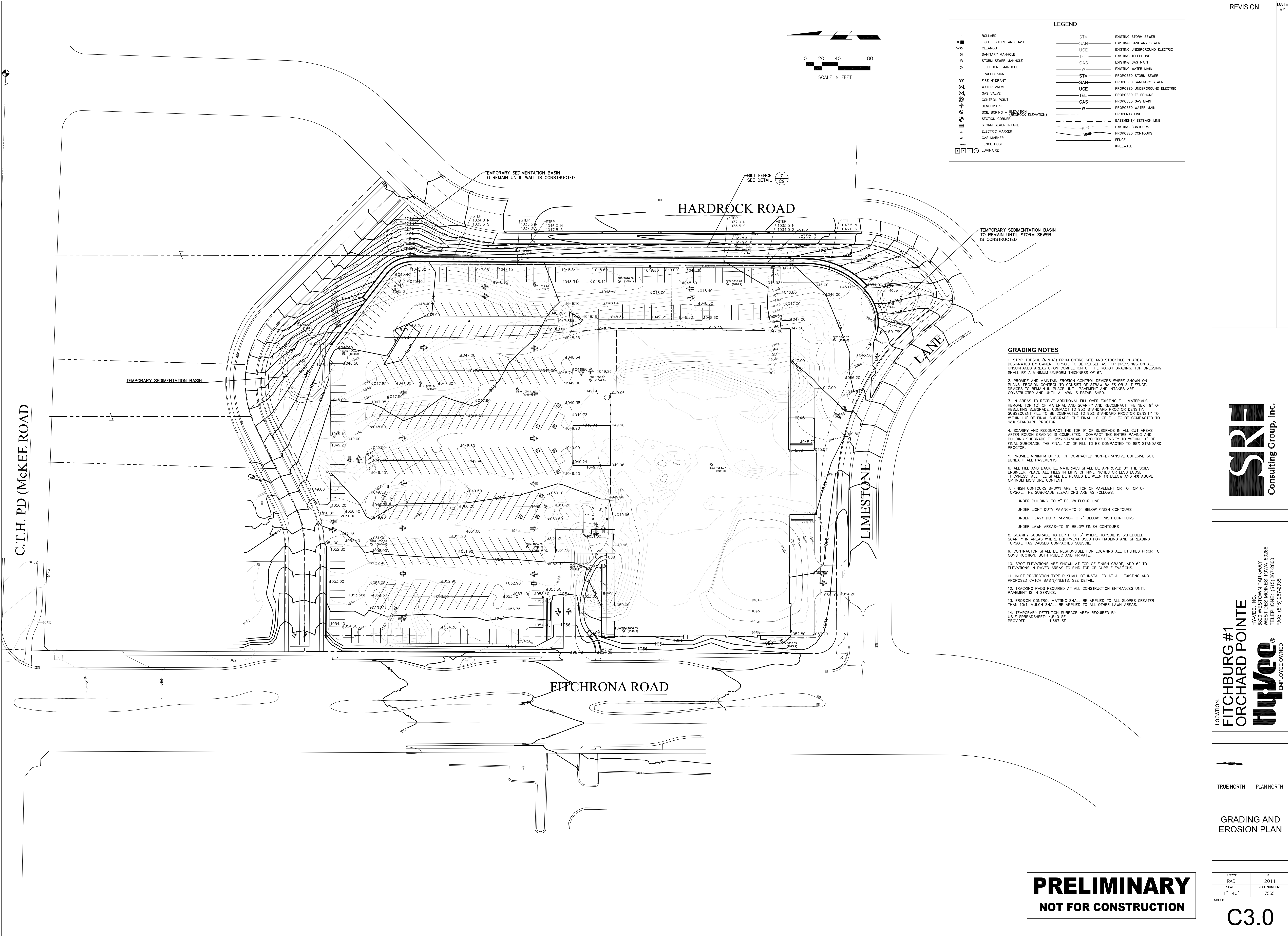
LOCATION:
FITCHBURG #1
ORCHARD POINTE
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935
EMPLOYEE OWNED

TRUE NORTH
PLAN NORTH

SITE
PLAN

DRAWN: RAB
SCALE: 1"=40'
DATE: 2012
JOB NUMBER: 7555
SHEET:

C2.0



| LEGEND | | | |
|--------|---|-------|-------------------------------|
| ● | BOLLARD | —STM | EXISTING STORM SEWER |
| ■ | LIGHT FIXTURE AND BASE | —SAN | EXISTING SANITARY SEWER |
| ○ | CLEANOUT | —UGE | EXISTING UNDERGROUND ELECTRIC |
| ⊙ | SANITARY MANHOLE | —TEL | EXISTING TELEPHONE |
| ⊙ | STORM SEWER MANHOLE | —GAS | EXISTING GAS MAIN |
| ⊙ | TELEPHONE MANHOLE | —W | EXISTING WATER MAIN |
| — | TRAFFIC SIGN | —STM | PROPOSED STORM SEWER |
| — | FIRE HYDRANT | —SAN | PROPOSED SANITARY SEWER |
| — | WATER VALVE | —UGE | PROPOSED UNDERGROUND ELECTRIC |
| — | GAS VALVE | —TEL | PROPOSED TELEPHONE |
| — | CONTROL POINT | —GAS | PROPOSED GAS MAIN |
| — | BENCHMARK | —W | PROPOSED WATER MAIN |
| — | SOIL BORING — ELEVATION (BEDROCK ELEVATION) | --- | PROPERTY LINE |
| — | SECTION CORNER | --- | EASEMENT/ SETBACK LINE |
| — | STORM SEWER INTAKE | — | EXISTING CONTOURS |
| — | ELECTRIC MARKER | —1046 | PROPOSED CONTOURS |
| — | GAS MARKER | — | FENCE |
| — | FENCE POST | — | KNEEWALL |
| — | LUMINAIRE | — | |

GRADING NOTES

1. STRIP TOPSOIL (MIN.4") FROM ENTIRE SITE AND STOCKPILE IN AREA DESIGNATED BY OWNER. TOPSOIL TO BE REUSED AS TOP DRESSINGS ON ALL UNSURFACED AREAS UPON COMPLETION OF THE ROUGH GRADING. TOP DRESSING SHALL BE A MINIMUM UNIFORM THICKNESS OF 6".
2. PROVIDE AND MAINTAIN EROSION CONTROL DEVICES WHERE SHOWN ON PLANS. EROSION CONTROL TO CONSIST OF STRAW BALES OR SILT FENCE. DEVICES TO REMAIN IN PLACE UNTIL PAVEMENT AND INTAKES ARE CONSTRUCTED AND UNTIL A LAWN IS ESTABLISHED.
3. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
4. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
5. PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
UNDER BUILDING-TO 8" BELOW FLOOR LINE
UNDER LIGHT DUTY PAVING-TO 6" BELOW FINISH CONTOURS
UNDER HEAVY DUTY PAVING-TO 7" BELOW FINISH CONTOURS
UNDER LAWN AREAS-TO 6" BELOW FINISH CONTOURS
6. ALL FILL AND BACKFILL MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER. PLACE ALL FILLS IN LIFTS OF NINE INCHES OR LESS LOOSE THICKNESS. ALL FILL SHALL BE PLACED BETWEEN 1% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT.
7. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. THE SUBGRADE ELEVATIONS ARE AS FOLLOWS:
UNDER LIGHT DUTY PAVING-TO 6" BELOW FINISH CONTOURS
UNDER HEAVY DUTY PAVING-TO 7" BELOW FINISH CONTOURS
UNDER LAWN AREAS-TO 6" BELOW FINISH CONTOURS
8. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
10. SPOT ELEVATIONS ARE SHOWN AT TOP OF FINISH GRADE, ADD 6" TO ELEVATIONS IN PAVED AREAS TO FIND TOP OF CURB ELEVATIONS.
11. INLET PROTECTION TYPE D SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASIN/INLETS. SEE DETAIL.
12. TRACKING PADS REQUIRED AT ALL CONSTRUCTION ENTRANCES UNTIL PAVEMENT IS IN SERVICE.
13. EROSION CONTROL MATTING SHALL BE APPLIED TO ALL SLOPES GREATER THAN 10:1. MULCH SHALL BE APPLIED TO ALL OTHER LAWN AREAS.
14. TEMPORARY DETENTION SURFACE AREA REQUIRED BY USLE SPREADSHEET: 4,540 SF PROVIDED: 4,667 SF

REVISION

DATE BY

Consulting Group, Inc.

LOCATION:
FITCHBURG #1
ORCHARD POINTE

HY-VEE INC.
5820 WESTOWN PARKWAY
WEST DES MOINES IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

EMPLOYEE OWNED

TRUE NORTH PLAN NORTH

GRADING AND
EROSION PLAN

DRAWN:
RAB

DATE:
2011

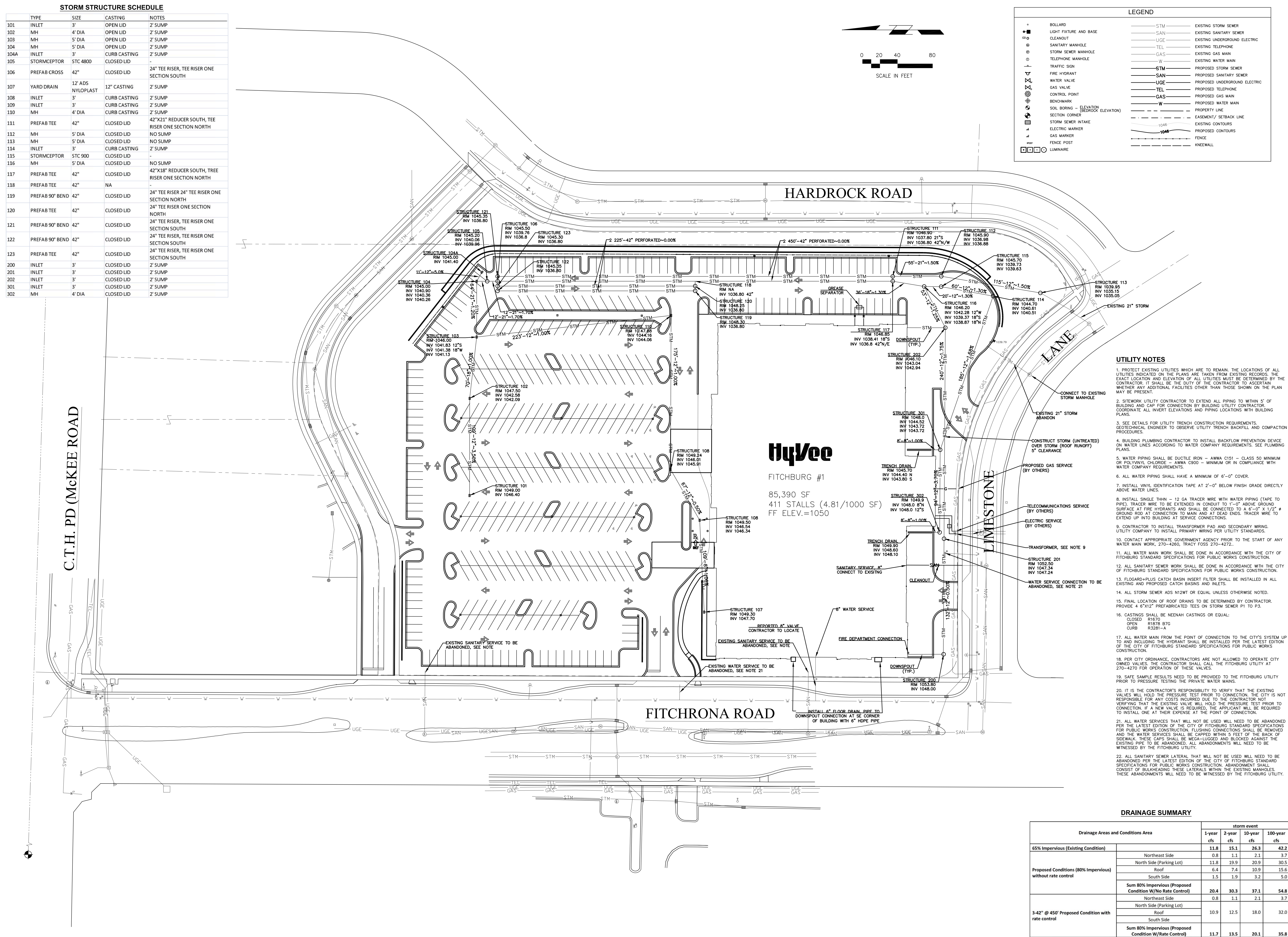
SCALE:
1"=40'

JOB NUMBER:
7555

SHEET:

C3.0

| STORM STRUCTURE SCHEDULE | | | | |
|--------------------------|-----------------|-------------------|--------------|--|
| | TYPE | SIZE | CASTING | NOTES |
| 101 | INLET | 3' | OPEN LID | 2' SUMP |
| 102 | MH | 4' DIA | OPEN LID | 2' SUMP |
| 103 | MH | 5' DIA | OPEN LID | 2' SUMP |
| 104 | MH | 5' DIA | OPEN LID | 2' SUMP |
| 104A | INLET | 3' | CURB CASTING | 2' SUMP |
| 105 | STORMCEPTOR | STC 4800 | CLOSED LID | - |
| 106 | PREFAB CROSS | 42" | CLOSED LID | 24" TEE RISER, TEE RISER ONE SECTION SOUTH |
| 107 | YARD DRAIN | 12" ADS NYLOPLAST | 12" CASTING | 2' SUMP |
| 108 | INLET | 3' | CURB CASTING | 2' SUMP |
| 109 | INLET | 3' | CURB CASTING | 2' SUMP |
| 110 | MH | 4' DIA | CURB CASTING | 2' SUMP |
| 111 | PREFAB TEE | 42" | CLOSED LID | 42"x21" REDUCER SOUTH, TEE RISER ONE SECTION NORTH |
| 112 | MH | 5' DIA | CLOSED LID | NO SUMP |
| 113 | MH | 5' DIA | CLOSED LID | NO SUMP |
| 114 | INLET | 3' | CURB CASTING | 2' SUMP |
| 115 | STORMCEPTOR | STC 900 | CLOSED LID | - |
| 116 | MH | 5' DIA | CLOSED LID | NO SUMP |
| 117 | PREFAB TEE | 42" | CLOSED LID | 42"x18" REDUCER SOUTH, TEE RISER ONE SECTION NORTH |
| 118 | PREFAB TEE | 42" | NA | - |
| 119 | PREFAB 90° BEND | 42" | CLOSED LID | 24" TEE RISER 24" TEE RISER ONE SECTION NORTH |
| 120 | PREFAB TEE | 42" | CLOSED LID | 24" TEE RISER ONE SECTION NORTH |
| 121 | PREFAB 90° BEND | 42" | CLOSED LID | 24" TEE RISER, TEE RISER ONE SECTION SOUTH |
| 122 | PREFAB 90° BEND | 42" | CLOSED LID | 24" TEE RISER, TEE RISER ONE SECTION SOUTH |
| 123 | PREFAB TEE | 42" | CLOSED LID | 24" TEE RISER, TEE RISER ONE SECTION SOUTH |
| 200 | INLET | 3' | CLOSED LID | 2' SUMP |
| 201 | INLET | 3' | CLOSED LID | 2' SUMP |
| 202 | INLET | 3' | CLOSED LID | 2' SUMP |
| 300 | INLET | 3' | CLOSED LID | 2' SUMP |
| 302 | MH | 4' DIA | CLOSED LID | 2' SUMP |



PRELIMINARY
NOT FOR CONSTRUCTION

| Drainage Areas and Conditions Area | | storm event | | | |
|--|--|---------------|---------------|----------------|-----------------|
| | | 1-year cfs | 2-year cfs | 10-year cfs | 100-year cfs |
| 65% Impervious (Existing Condition) | | 11.8 | 15.1 | 26.3 | 42.2 |
| Proposed Conditions (80% Impervious) without rate control | Northeast Side | 0.8 | 1.1 | 2.1 | 3.7 |
| | North Side (Parking Lot) | 11.8 | 19.9 | 20.9 | 30.5 |
| | Roof | 6.4 | 7.4 | 10.9 | 15.6 |
| | South Side | 1.5 | 1.9 | 3.2 | 5.0 |
| | Sum 80% Impervious (Proposed Condition W/No Rate Control) | 20.4 | 30.3 | 37.1 | 54.8 |
| | Northeast Side | 0.8 | 1.1 | 2.1 | 3.7 |
| 3-42" @ 45° Proposed Condition with rate control | North Side (Parking Lot) | 10.9 | 12.5 | 18.0 | 32.0 |
| | Roof | | | | |
| | South Side | | | | |
| | Sum 80% Impervious (Proposed Condition W/Rate Control) | 11.7 | 13.5 | 20.1 | 35.8 |
| | | | | | |

| WINSLAMB Analysis Summary | | | | | | % Removal |
|---|--|--|--|--|--|-----------|
| Without Controls | | | | | | 0% |
| Before Drainage System | | | | | | 33.79% |
| After Drainage System | | | | | | 80.04% |
| Annualized Total After Outfall Controls | | | | | | 80.04% |

| | |
|----------|------------|
| REVISION | DATE BY |
|----------|------------|



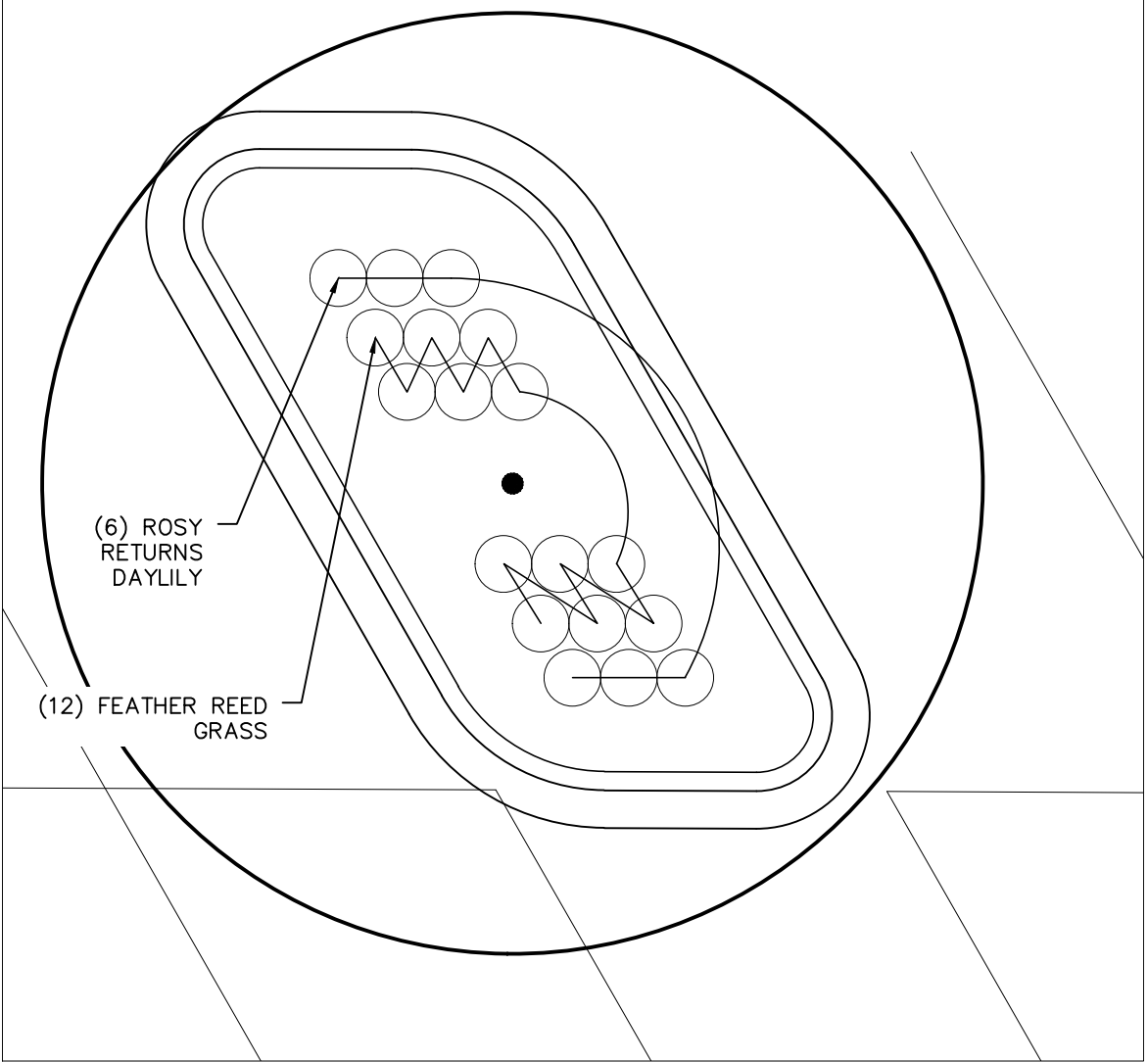
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FITCHBURG #1
ORCHARD POINTE

TRUE NORTH PLAN NORTH

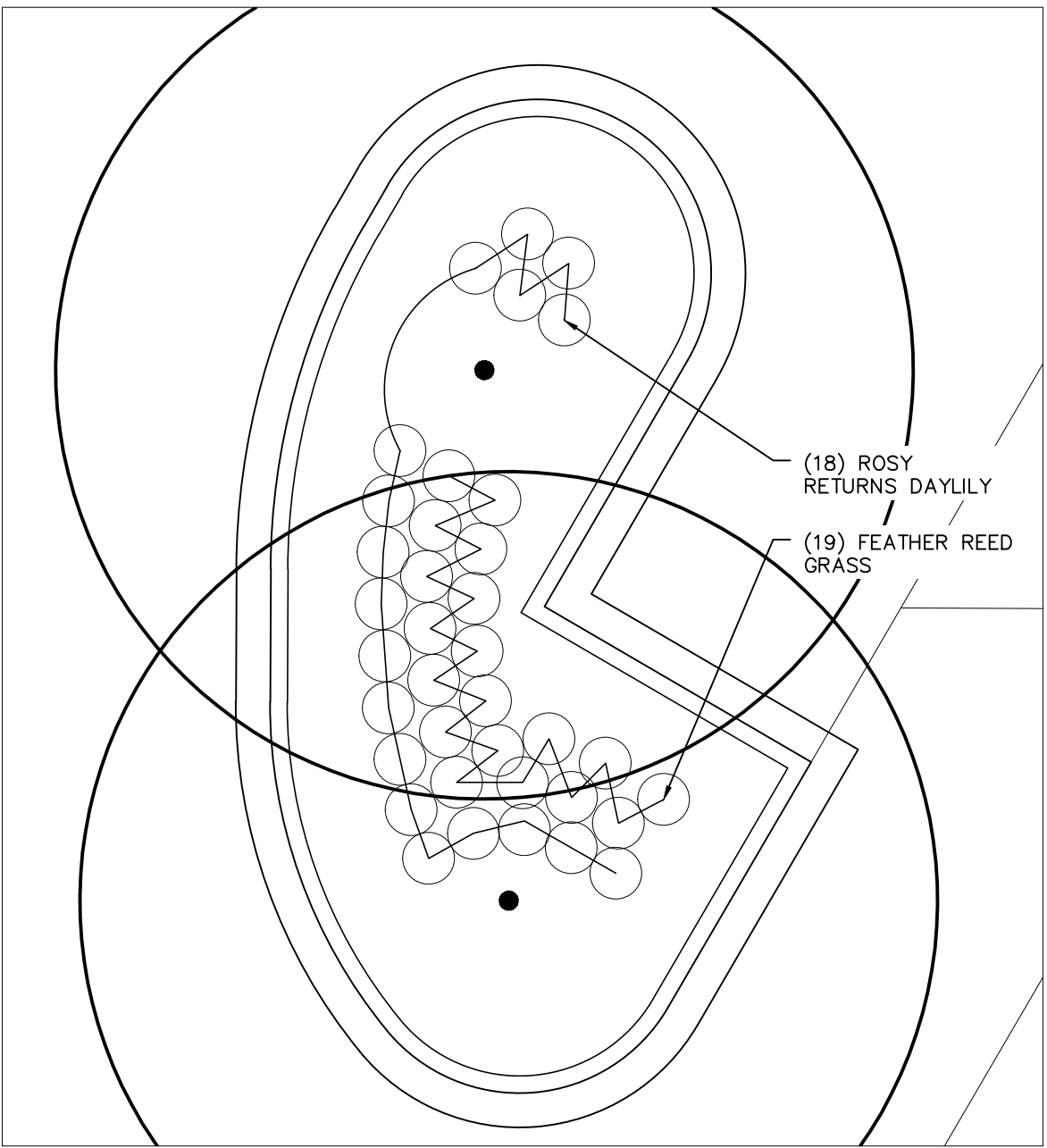
UTILITY PLAN

| | |
|--------|------------|
| DRAWN: | DATE: |
| RAB | 2011 |
| SCALE: | JOB NUMBER |
| 1"=40' | 7555 |
| SHEET: | |

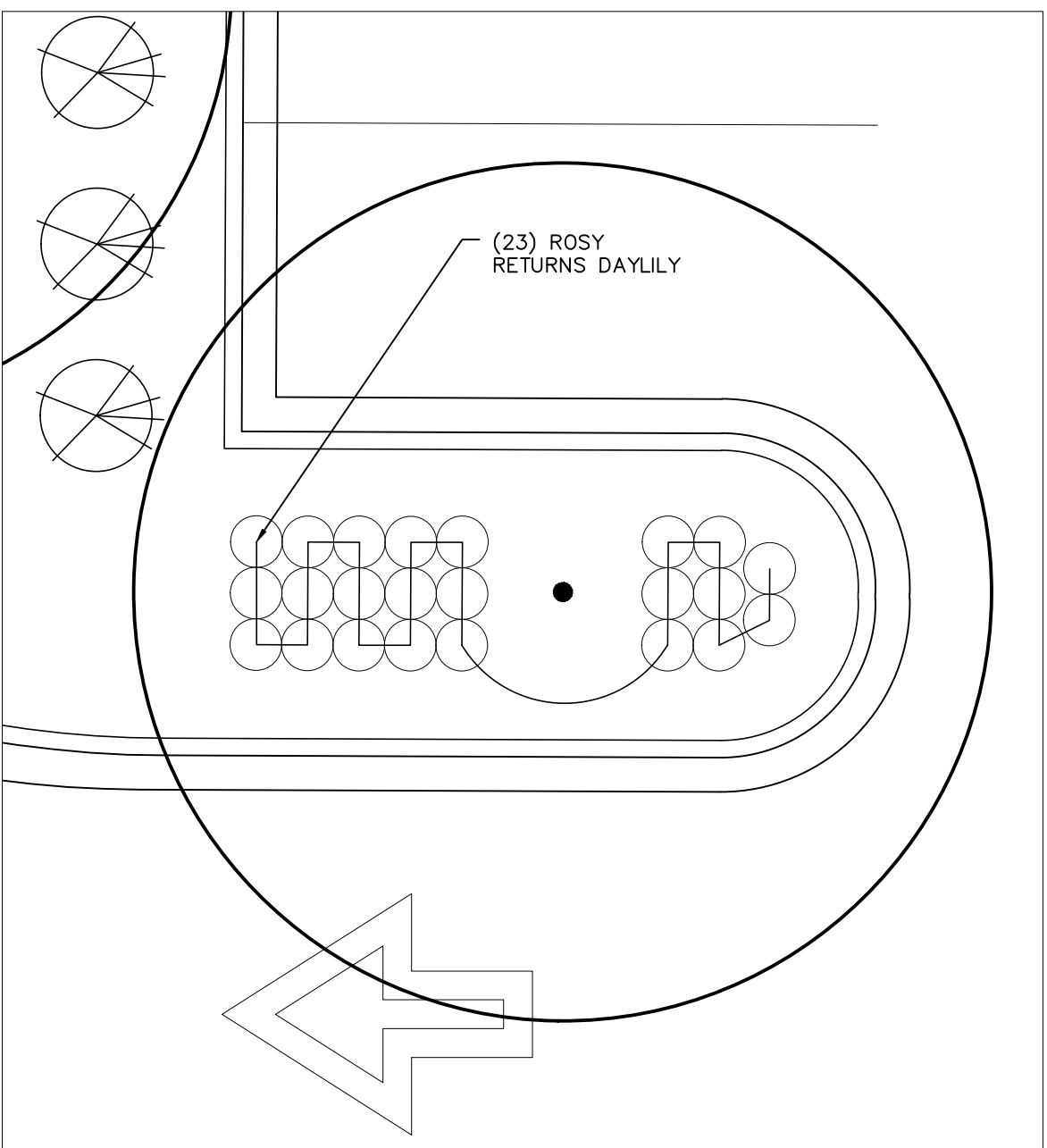
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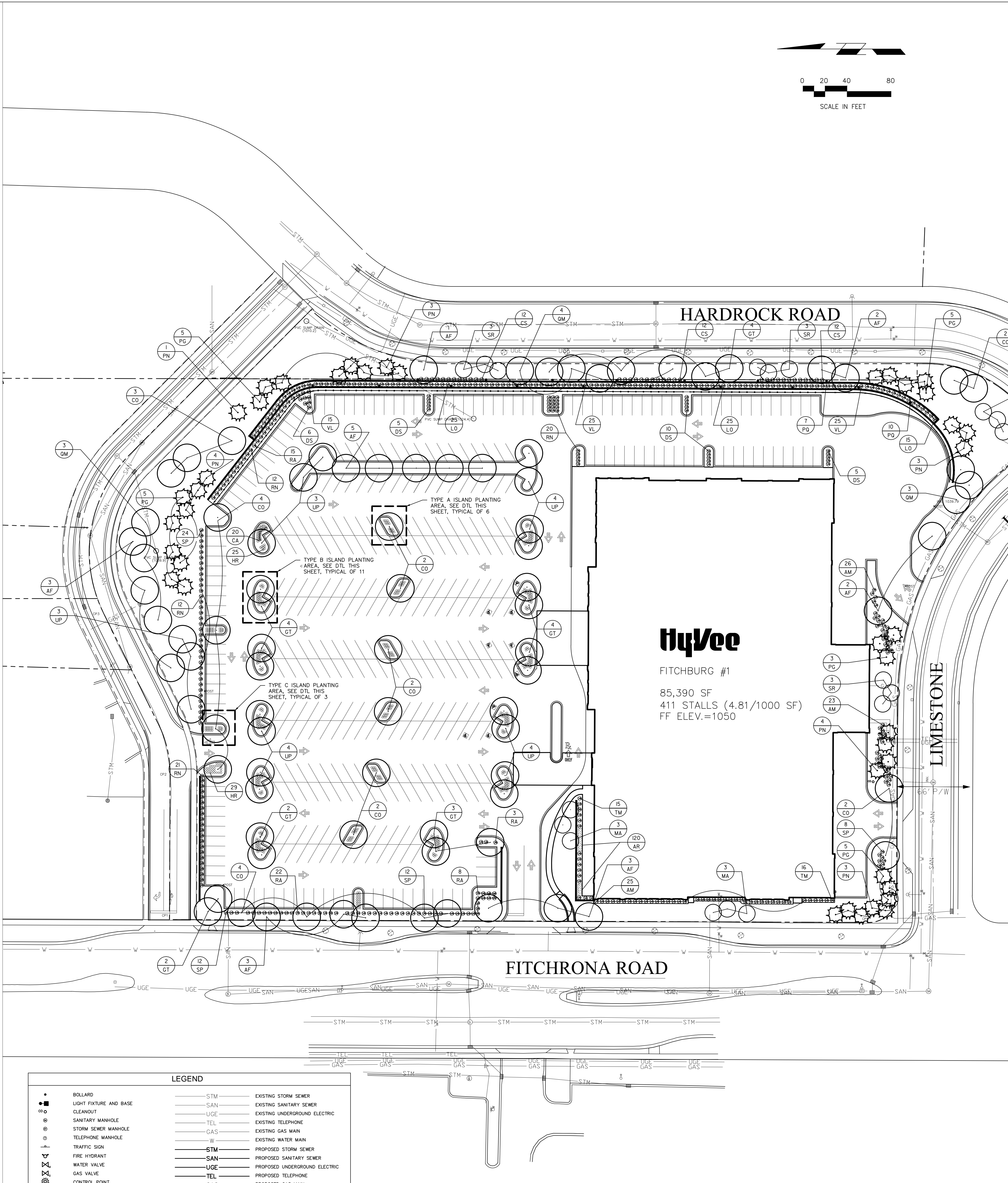
TYPE A PARKING LOT ISLAND PLANTING AREA



TYPE B PARKING LOT ISLAND PLANTING AREA



TYPE C PARKING LOT ISLAND PLANTING AREA



| LEGEND | | | |
|--------|---|-------|-------------------------------|
| • | BOLLARD | —STM— | EXISTING STORM SEWER |
| • | LIGHT FIXTURE AND BASE | —SAN— | EXISTING SANITARY SEWER |
| • | CLEANOUT | —UGE— | EXISTING UNDERGROUND ELECTRIC |
| • | SANITARY MANHOLE | —TEL— | EXISTING TELEPHONE |
| • | STORM SEWER MANHOLE | —GAS— | EXISTING GAS MAIN |
| • | TELEPHONE MANHOLE | —W— | EXISTING WATER MAIN |
| • | TRAFFIC SIGN | —STM— | PROPOSED STORM SEWER |
| • | FIRE HYDRANT | —SAN— | PROPOSED SANITARY SEWER |
| • | WATER VALVE | —UGE— | PROPOSED UNDERGROUND ELECTRIC |
| • | GAS VALVE | —TEL— | PROPOSED TELEPHONE |
| • | CONTROL POINT | —GAS— | PROPOSED GAS MAIN |
| • | BENCHMARK | —W— | PROPOSED WATER MAIN |
| • | SOIL BORING - ELEVATION (GROUND/ROCK ELEVATION) | --- | PROPERTY LINE |
| • | SECTION CORNER | --- | EASEMENT/ SETBACK LINE |
| • | STORM SEWER INTAKE | --- | EXISTING CONTOURS |
| • | ELECTRIC MARKER | --- | PROPOSED CONTOURS |
| • | GAS MARKER | --- | FENCE |
| • | FENCE POST | --- | KNEEWALL |
| • | LUMINAIRE | | |

LANDSCAPE NOTES

1. ALL PLANT MATERIAL INSTALLATION, INCLUDING SEED AND SOD, SHALL BE COMPLETED PRIOR TO GRAND OPENING.
2. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF THE STORE'S GRAND OPENING. REFER TO WRITTEN SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
3. ALL WORK TO BE DONE ACCORDING TO HY-VEE, INC. PLANS AND WRITTEN SPECIFICATIONS. PHOTO SUBMITTALS REQUIRED FOR TYPICAL PLANT MATERIALS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI 260.1-2005 OR LATEST ADDITION).
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF HY-VEE, INC.
6. ALL PLANT MATERIAL EXCEPT SEED AND SOD SHALL BE MULCHED WITH AT LEAST THREE INCHES (3") SHREDDED HARDWOOD MULCH. REFER TO PLANTING DETAILS AND WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION. SAMPLE SUBMITTAL REQUIRED.
7. ALL CURBED TRAFFIC ISLANDS AND PLANTING BEDS SHALL BE DUG OUT TO A MINIMUM TWO FEET (2') BELOW TOP OF CURB AND FILLED WITH BLACK, ORGANIC TOPSOIL. TOPSOIL SHALL BE RAKE-FINISHED. NOTE: CURBED TRAFFIC ISLANDS ARE BERMED TO ONE FOOT (1') ABOVE TOP OF CURB; REFER TO GRADING PLAN.
8. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF HY-VEE.
9. SEED ALL DISTURBED AREAS; SOD ALL CURBED TRAFFIC ISLANDS AND WHERE INDICATED ON PLANS.
10. PLANT MATERIAL QUANTITIES ARE FOR CONTRACTORS' CONVENIENCE.
11. SEE THE GRADING, UTILITY, AND SITE PLANS FOR ADDITIONAL INFORMATION.
12. TREES SHALL NOT BE STAKED. ALL PROTECTIVE WRAPPING TO BE REMOVED AT THE TIME OF INSTALLATION. NEWLY PLANTED TREES SHALL REMAIN UNWRAPPED.
13. CONTRACTOR SHALL SUBMIT IRRIGATION PLAN TO HY-VEE, INC.

CONTRACTOR TO SUBMIT IRRIGATION SYSTEM DESIGN FOR HY-VEE APPROVAL PRIOR TO INSTALLATION.

PLANT SCHEDULE

| KEY | QTY | BOTANICAL NAME | SIZE | ROOT | NOTES |
|-----------------------------------|-----|--|----------|------|------------------------|
| DECIDUOUS TREES | | | | | |
| AF | 20 | <i>Acer x freemanii</i> 'Jefferson' AUTUMN BLAZE MAPLE | 2.5' CAL | B&B | SINGLE STRAIGHT LEADER |
| CO | 21 | <i>Cornus occidentalis</i> COMMON HAWK BERRY | 2.5' CAL | B&B | SINGLE STRAIGHT LEADER |
| GT | 19 | <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline' SKYLINE HONEYLOCUST | 2.5' CAL | B&B | SINGLE STRAIGHT LEADER |
| MA | 9 | <i>Maackia amurensis</i> 'Summerline' SUMMERTIME AMUR MAACKIA | 2.5' CAL | B&B | SINGLE STRAIGHT LEADER |
| OM | 10 | <i>Quercus macrocarpa</i> SWAMP WHITE OAK | 2.5' CAL | B&B | SINGLE STRAIGHT LEADER |
| SR | 9 | <i>Syringa reticulata</i> 'Ivory Silk' JAPANESE TREE LILAC | 2.5' CAL | B&B | SINGLE STRAIGHT LEADER |
| UP | 16 | <i>Ulmus 'Patriot'</i> PATRIOT ELM | 2.5' CAL | B&B | SINGLE STRAIGHT LEADER |
| 106 TOTAL DECIDUOUS TREES | | | | | |
| EVERGREEN TREES | | | | | |
| PN | 18 | <i>Pinus nigra</i> AUSTRIAN PINE | 6' HT. | B&B | UNIFORM FULL TREE |
| PG | 23 | <i>Picea glauca densata</i> BLACK HILLS SPRUCE | 6' HT. | B&B | UNIFORM FULL TREE |
| 41 TOTAL EVERGREEN TREES | | | | | |
| SHRUBS AND VINES | | | | | |
| AM | 74 | <i>Aronia melanocarpa</i> 'Morton' IROQUOIS BEAUTY CHOKEBERRY | #5 GAL | CONT | |
| CS | 36 | <i>Cornus sericea</i> REDOSER DOGWOOD | #5 GAL | CONT | |
| DS | 26 | <i>Diervilla sessilifolia</i> 'Butterfly' BUTTERFLY BUSH HONEYSUCKLE | #5 GAL | CONT | |
| LO | 65 | <i>Ligustrum obtusifolium</i> BORDER PRIVET | #5 GAL | CONT | |
| PQ | 17 | <i>Parthenocissus quinquefolia</i> 'Engelmannii' ENGELMAN IVY | #2 GAL | CONT | |
| RA | 48 | <i>Rhus aromatica</i> 'Gro-low' GRO-LOW FRAGRANT SUMAC | #5 GAL | CONT | |
| RN | 65 | <i>Rosa 'Nearly Wild'</i> NEARLY WILD ROSE | #2 GAL | CONT | |
| SP | 56 | <i>Syringa patula</i> 'Miss Kim' MISS KIM LILAC | #5 GAL | CONT | |
| TM | 31 | <i>Taxus x media</i> 'Taunton' TAUNTON YEW | #5 GAL | CONT | |
| VL | 65 | <i>Viburnum lentana</i> 'Mohican' MOHICAN VIBURNUM | #5 GAL | CONT | |
| 483 TOTAL SHRUBS AND VINES | | | | | |
| PERENNIALS AND ORNAMENTAL GRASSES | | | | | |
| AR | 120 | <i>Aster spicata</i> 'Bronze Beauty' BRONZE BEAUTY BUGLEWEED | #4 | POT | |
| CA | 301 | <i>Calamagrostis scutellaria</i> 'Karl Foerster' FEATHER REED GRASS | #1 GAL | CONT | |
| HR | 357 | <i>Hemerocallis 'Rosy Returns'</i> ROSY RETURNS DAYLILY | #1 GAL | CONT | |
| 778 TOTAL PERENNIALS AND GRASSES | | | | | |

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION
DATE
BY

SRH
Consulting Group, Inc.

LOCATION:
FITCHBURG #1
ORCHARD POINTE

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50385
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

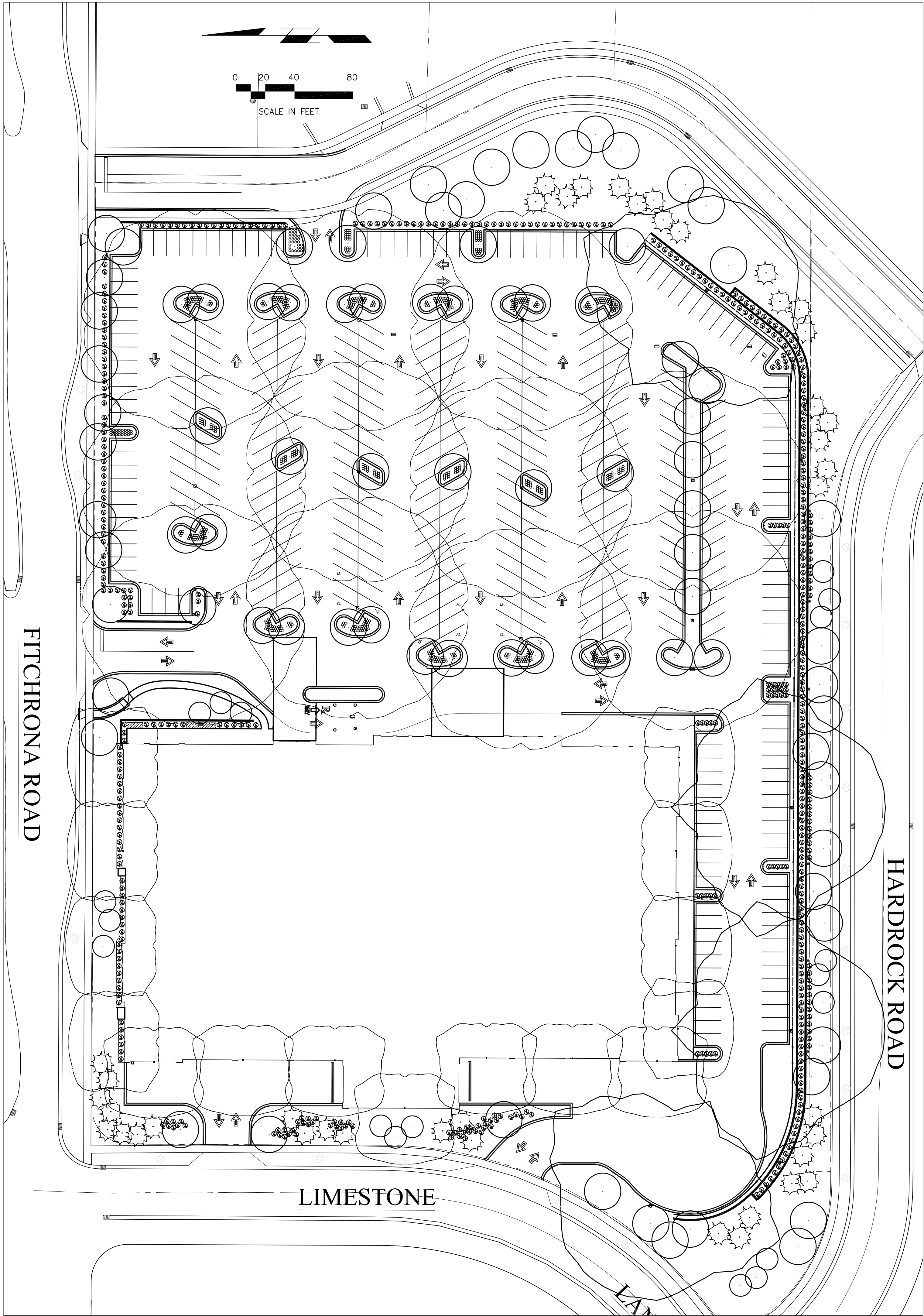
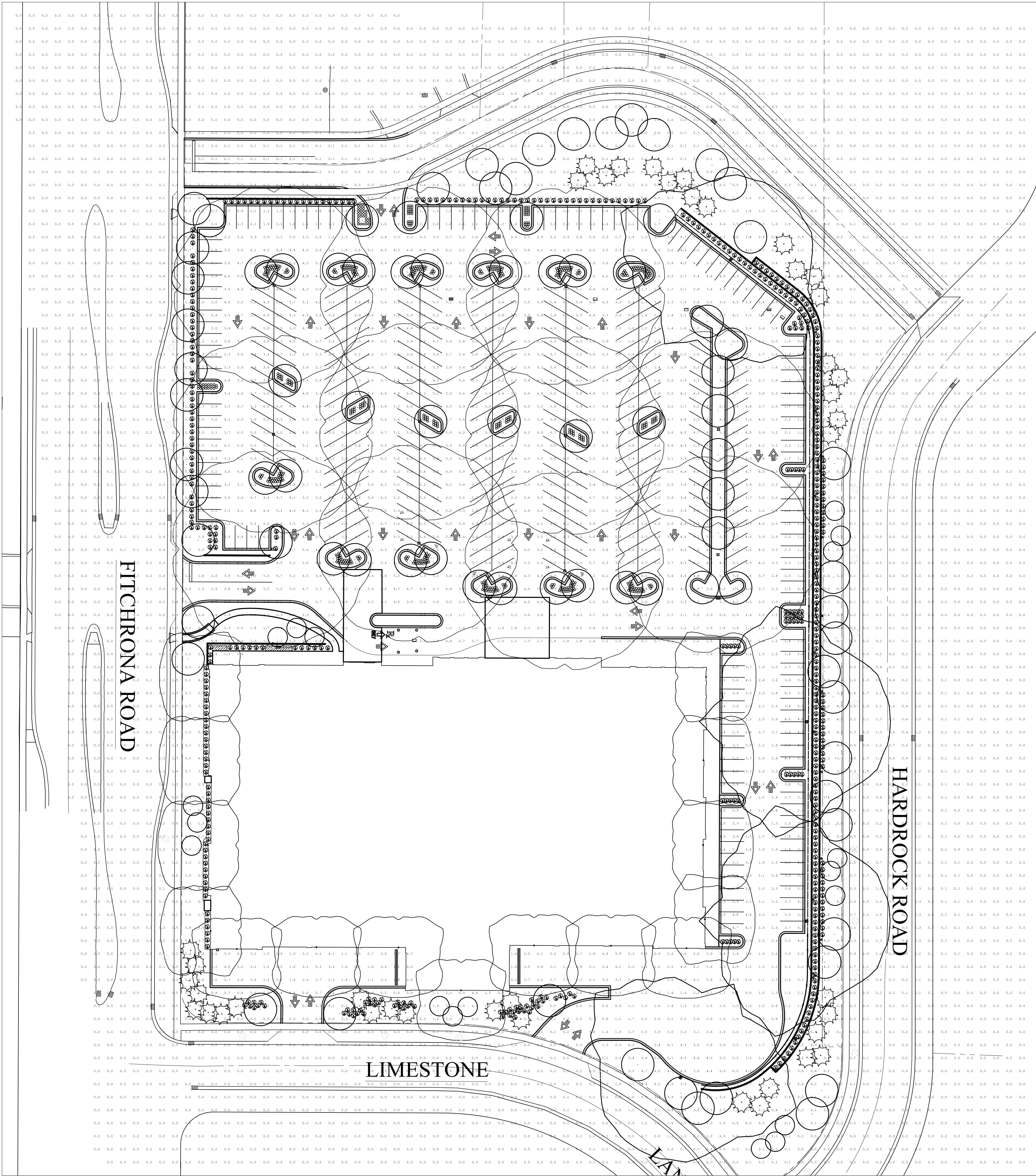
HyVee
EMPLOYEE OWNED

TRUE NORTH PLAN NORTH

LANDSCAPING
PLAN

DRAWN: RAB DATE: 2011
SCALE: 1"=40' JOB NUMBER: 7555
SHEET:

C5.0



| LEGEND | |
|--------|---------------------------------|
| | BOLLARD |
| | LIGHT FIXTURE AND BASE |
| | CLEANOUT |
| | SANITARY MANHOLE |
| | STORM SEWER MANHOLE |
| | TELEPHONE MANHOLE |
| | TRAFFIC SIGN |
| | FIRE HYDRANT |
| | WATER VALVE |
| | GAS VALVE |
| | CONTROL POINT |
| | BENCHMARK |
| | SOIL BORING (BEDROCK ELEVATION) |
| | SECTION CORNER |
| | STORM SEWER INTAKE |
| | EXISTING CONTOUR |
| | GAS MARKER |
| | ELECTRIC MARKER |
| | FENCE POST |
| | LUMINAIRE |
| | STORM SEWER |
| | EXISTING SANITARY SEWER |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING TELEPHONE |
| | EXISTING GAS MAIN |
| | EXISTING WATER MAIN |
| | PROPOSED STORM SEWER |
| | PROPOSED SANITARY SEWER |
| | PROPOSED UNDERGROUND ELECTRIC |
| | PROPOSED TELEPHONE |
| | PROPOSED GAS MAIN |
| | PROPOSED WATER MAIN |
| | PROPERTY LINE |
| | EASEMENT/SETBACK LINE |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | FENCE |
| | KNEEWALL |

SITE LIGHTING NOTES

1. NOTIFICATION: CONTRACTOR SHALL NOTIFY HY-VEE (FAX: 515-267-2935) A MINIMUM OF 60 DAYS PRIOR TO THE ANTICIPATED DATE OF INSTALLATION.
2. MATERIAL: OWNER WILL PURCHASE SITE LIGHTING MATERIALS. THOSE MATERIALS INCLUDE THE FOLLOWING: FIXTURES WITH LAMPS, TENON, POLE, ANCHOR BOLTS AND ANCHOR BOLT TEMPLATE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, AND VERIFYING QUANTITIES AND CONDITIONS OF THESE MATERIALS. INSPECT ALL PACKAGES FOR EXTERIOR DAMAGE BEFORE THE CARRIER LEAVES THE SITE, AND NOTIFY EITHER HY-VEE/WEITZ OR OWNER'S REPRESENTATIVE WITH INFORMATION ON THE SHIPMENT. RETURN A COPY OF THE PACKING LIST TO HY-VEE WITHIN SEVEN DAYS AFTER RECEIPT OF THE MATERIALS WITH NOTES REGARDING ANY DAMAGED GOODS OR THE LACK OF DAMAGE.
3. STORAGE OF MATERIALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF ALL SITE LIGHTING MATERIALS, AND FOR INSTALLATION OF A FUNCTIONING SYSTEM WHICH MEETS HY-VEE'S APPROVAL. NIGHT TIME ADJUSTMENT OF FLOODLIGHTS IS REQUIRED. THE CONTRACTOR SHALL PROVIDE A ONE-YEAR (1) WARRANTY ON HIS LABOR FOR THE WORK.
4. CONDUIT AND WIRE: CONDUIT AND WIRE FOR SITE LIGHTING SHALL BE SIZED BY THE GENERAL CONTRACTOR AND APPROVED BY HY-VEE.
5. TESTING: A MINIMUM OF 30 DAYS BEFORE THE STORE'S GRAND OPENING, THE CONTRACTOR SHALL CONDUCT A 100 HOUR CONSECUTIVE TEST OF THE SITE LIGHTING SYSTEM. THIS IS INTENDED TO EXPOSE BURNED OUT LAMPS OR OTHER PROBLEMS WHILE ELECTRODANS AND EQUIPMENT ARE STILL ON SITE. HY-VEE SHALL BE NOTIFIED WITH THE RESULTS OF THIS TEST AS SOON AS POSSIBLE SO REPLACEMENT MATERIALS CAN BE OBTAINED IF NECESSARY.
6. WIRING INFORMATION: SEE SHEET E-1 FOR CIRCUIT AND PANEL ASSIGNMENTS. A WIRING DIAGRAM FOR THE PARKING LOT LIGHTS IS REQUIRED FOR FUTURE REFERENCE. MAKE EDITS ON SITE UTILITY PLAN AND RETURN TO OWNER WITH AS-BUILT NOTES.
7. REFER TO FIXTURE AND POLE BASE DETAIL.
8. ALL LIGHTING MUST BE DOWN CAST. HY-VEE GAS CANOPY MUST HAVE FINISH HY-VEE STONE MOUNTED LIGHTING.

LUMINAIRE SCHEDULE

| SYMBOL | QTY | LABEL | ARRANGEMENT | TOTAL LAMP LUMENS | LLF | DESCRIPTION |
|--------|-----|-------|-------------|-------------------|-------|-------------------------------------|
| | 4 | P2 | SINGLE | 82000 | 0.750 | AL4P-750-3F-XXX-25' POLE ON 3' BASE |
| | 11 | P1 | SINGLE | 82000 | 0.750 | AL4P-750-5F-XXX-25' POLE ON 3' BASE |
| | 15 | W | SINGLE | 12500 | 0.750 | WTM150MMT-FWT |
| | 4 | CL | SINGLE | 20500 | 0.750 | RDS250M-SFS138C (C) |

PARKING LOT

Illuminance (Fc)
Average = 3.42
Maximum = 6.5
Minimum = 0.7
Avg/Min Ratio = 4.89
Max/Min Ratio = 9.29

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION
DATE
BY

SRE
Consulting Group, Inc.

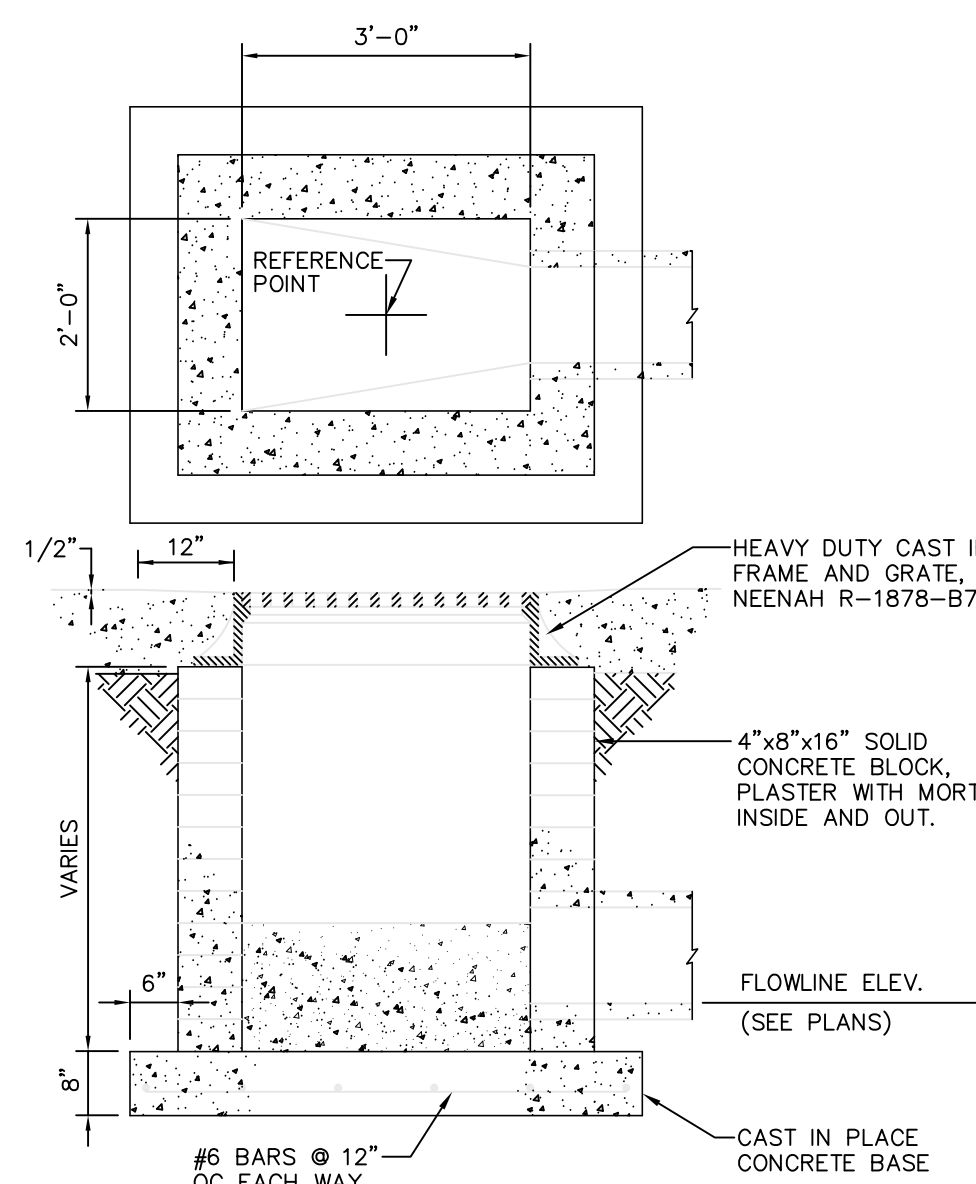
LOCATION:
**FITCHBURG #1
ORCHARD POINTE**
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935
Hy-vee
EMPLOYEE OWNED

TRUE NORTH
PLAN NORTH

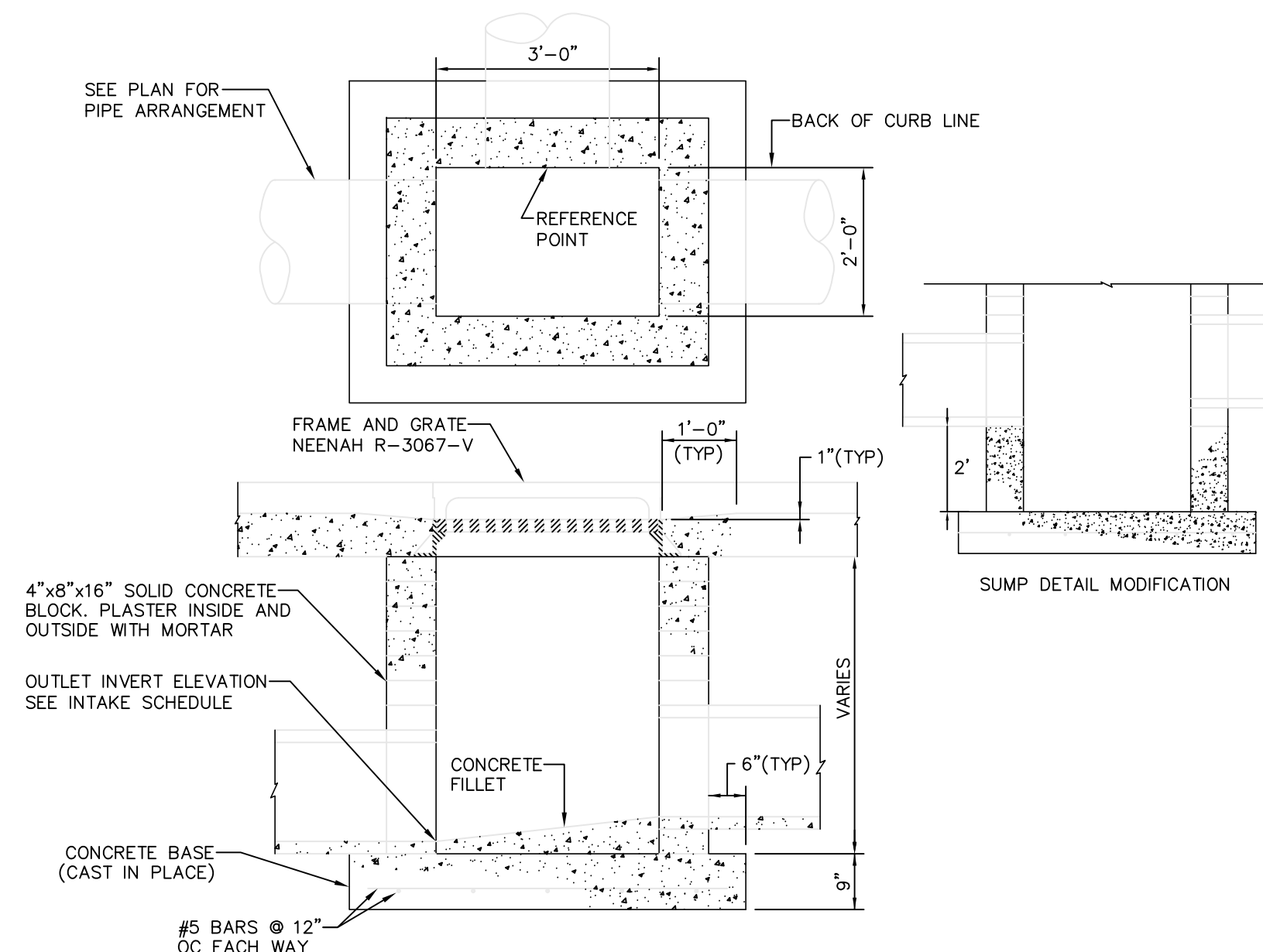
**LIGHTING
PLAN**

DRAWN: RAB
SCALE: 1"=40'
SHEET:
DATE: 2011
JOB NUMBER: 7555

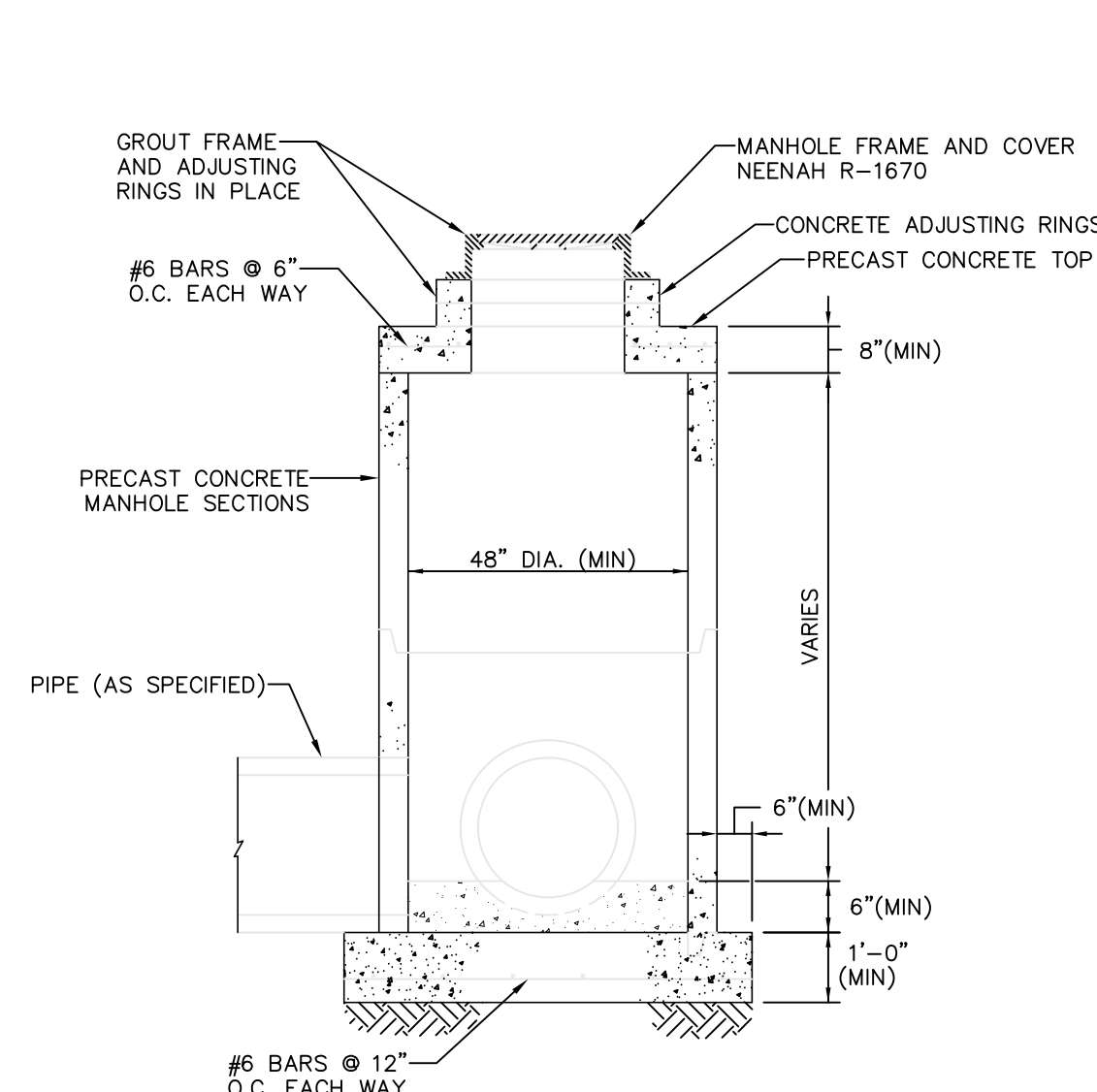
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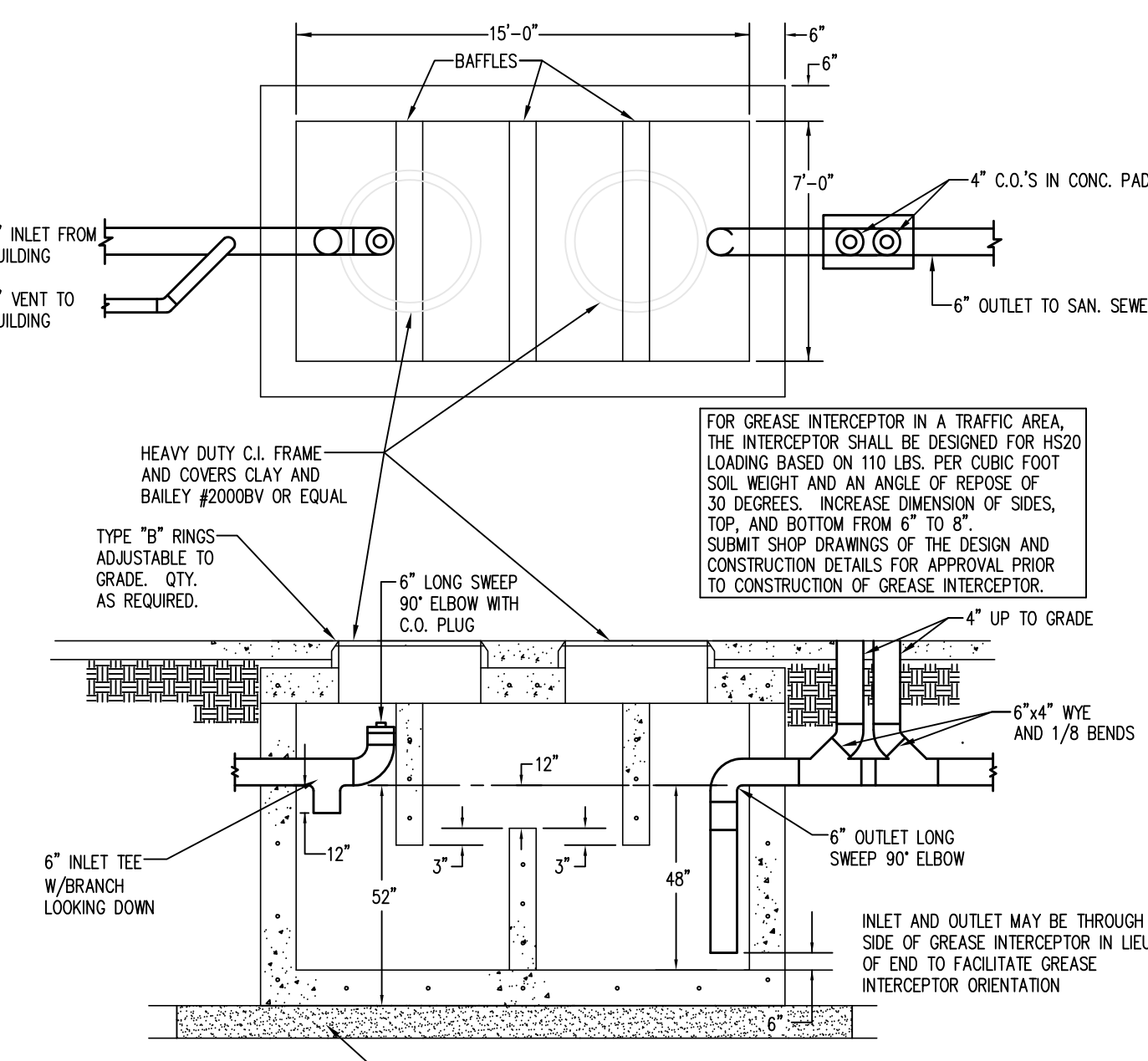
1 AREA INTAKE, M-K
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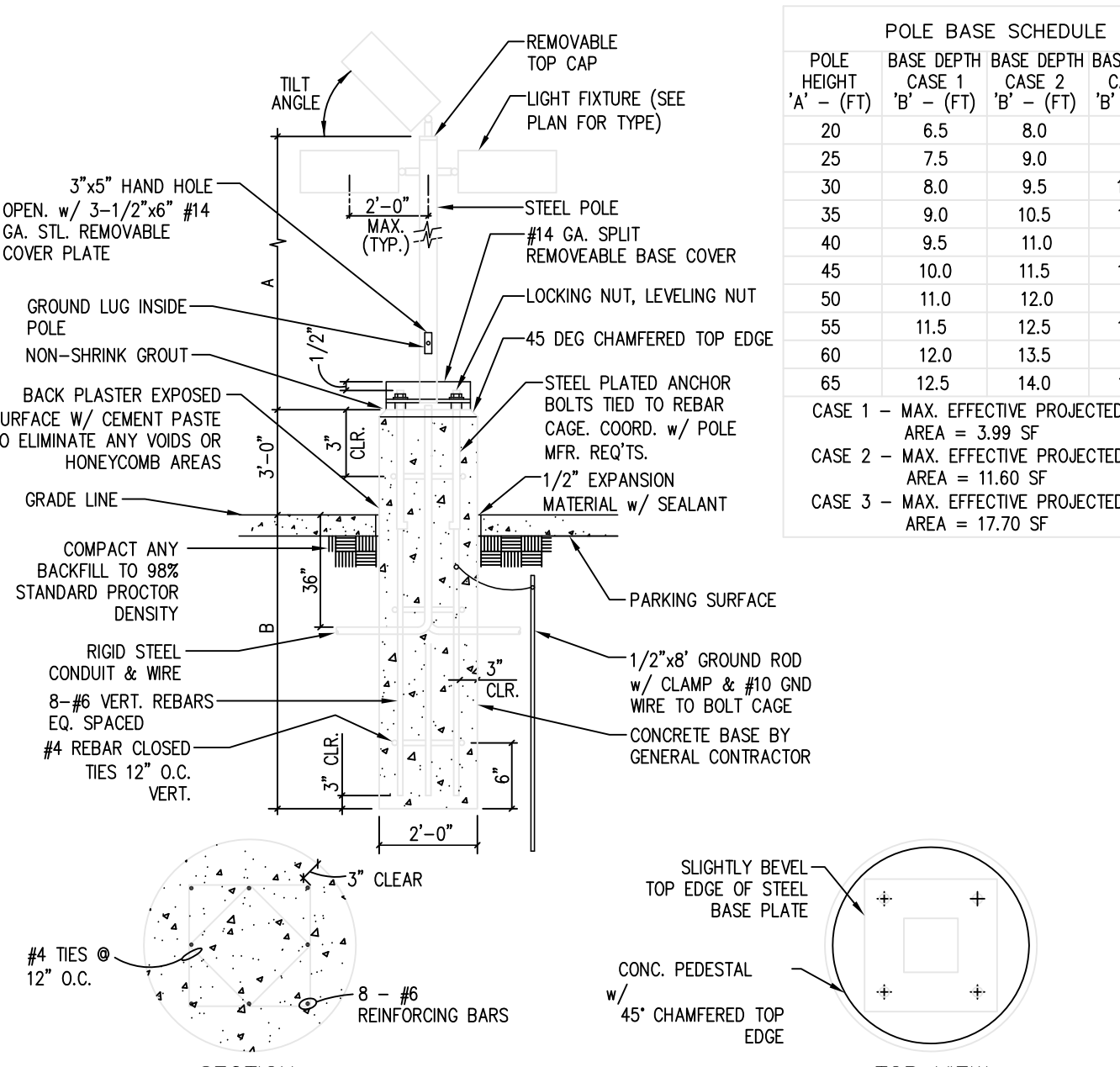
2 SINGLE CURB INTAKE, M-A
NTS



3 STORM SEWER MANHOLE
NTS



4 GREASE INTERCEPTOR (3,000 GAL)
NTS



5 LIGHT FIXTURE POLE MOUNTING
NTS

BEDDING:

A. PLACE, COMPACT, AND SHAPE BEDDING MATERIAL TO CONFORM TO BARREL OF PIPE TO INSURE CONTINUOUS FIRM BEDDING FOR FULL LENGTH OF PIPE.

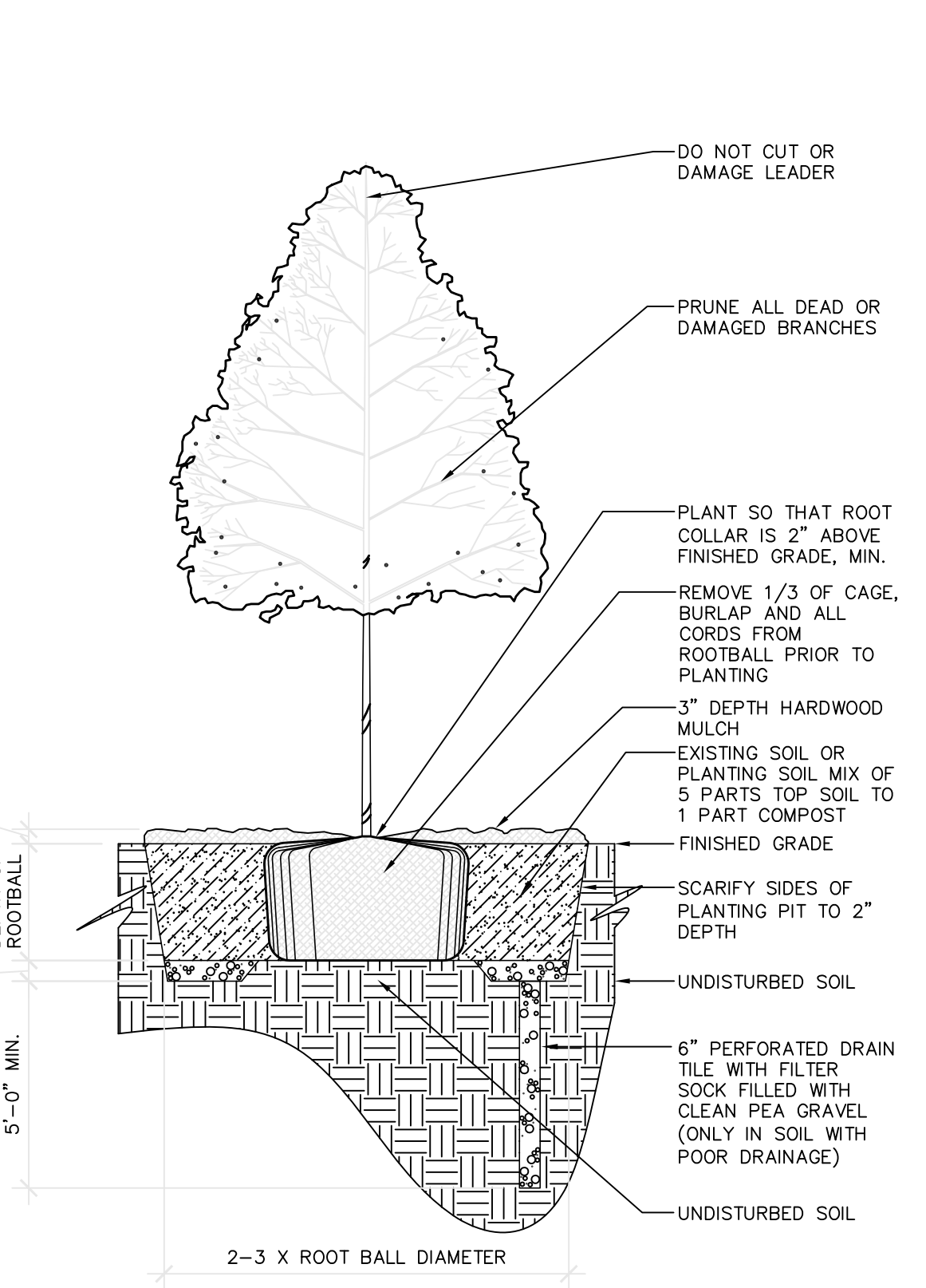
B. PROVIDE BEDDING AS DESCRIBED IN FOLLOWING TABLE UNLESS SHOWN OTHERWISE ON PLANS. PRESSURE PIPING DOES NOT REQUIRE BEDDING.

| PIPE MATERIAL | BEDDING DWG D-54 | | DWG D-53 |
|-------------------------------------|------------------|-----------|-----------|
| | CLASS B | CLASS C-1 | CLASS C-2 |
| 1. VITRIFIED CLAY PIPE | XXX | | |
| 2. REINFORCED CONCRETE PIPE | | XXX | |
| 3. CAST OR DUCTILE IRON PIPE | | | XXX |
| 4. CLAY, CONCRETE OR PVC DRAIN TILE | | | XXX |
| 5. FLEXIBLE OR COMPOSITE PIPE | | | XXX |

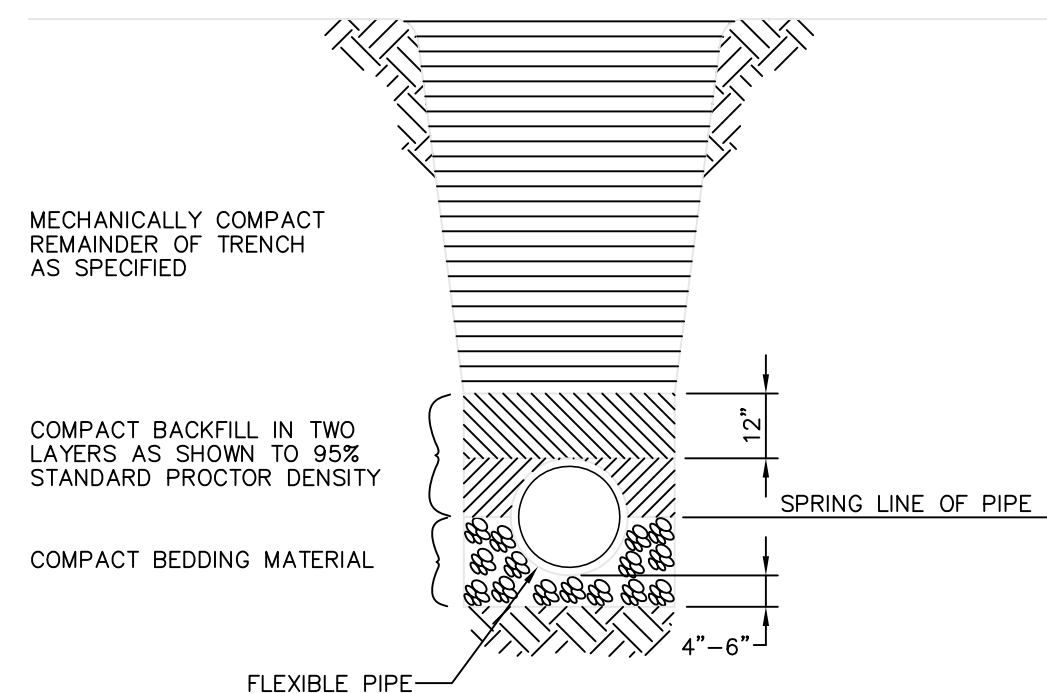
TRENCH BACKFILL:

A. USE EARTH MATERIALS FROM EXCAVATED AREAS FREE FROM LARGE STONES, CLODS, ORGANIC MATTER, RUBBISH, FROZEN MATERIALS, OR OTHER FOREIGN MATERIALS.

B. USE SPECIAL SAND BACKFILL FOR ALL TRENCHES WITHIN BUILDINGS AND BENEATH EXISTING EXPOSED UTILITIES AND AS OPTIONAL BACKFILL BENEATH WALKS, PARKING AREAS AND PAVED STREETS.

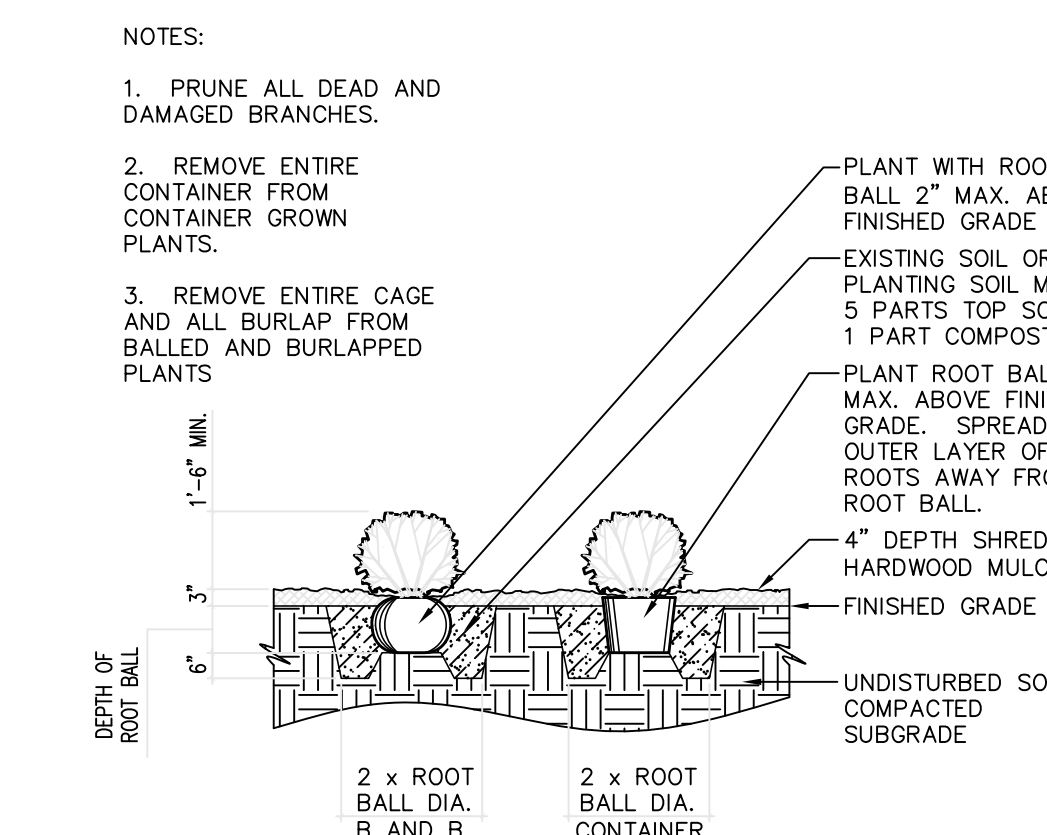


6 TYPICAL TREE PLANTING
NTS

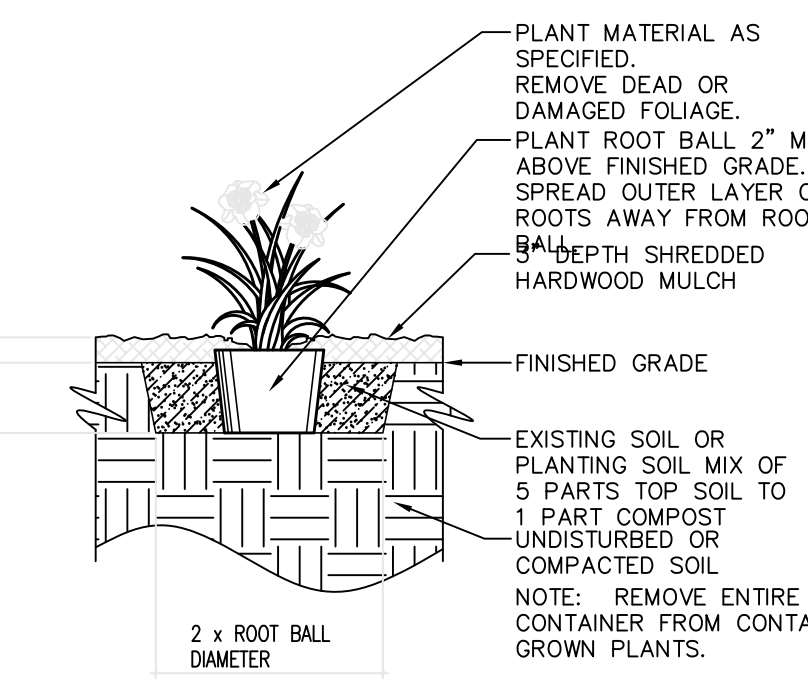


7 FLEXIBLE GRAVITY FLOW PIPE D-53
NTS

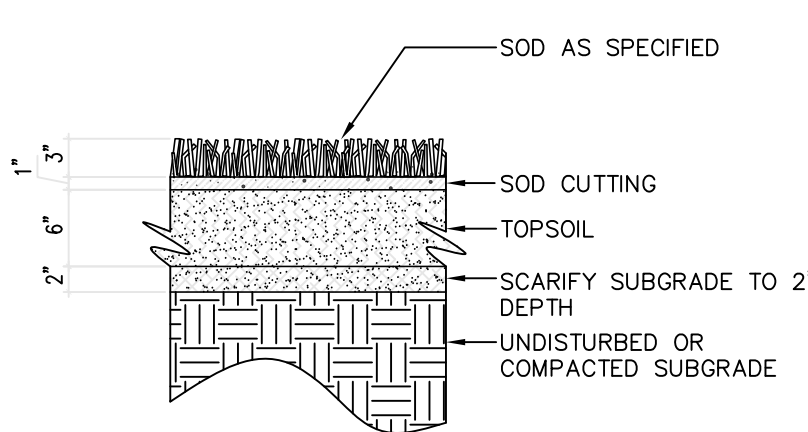
8 BEDDING REQUIREMENTS
NTS



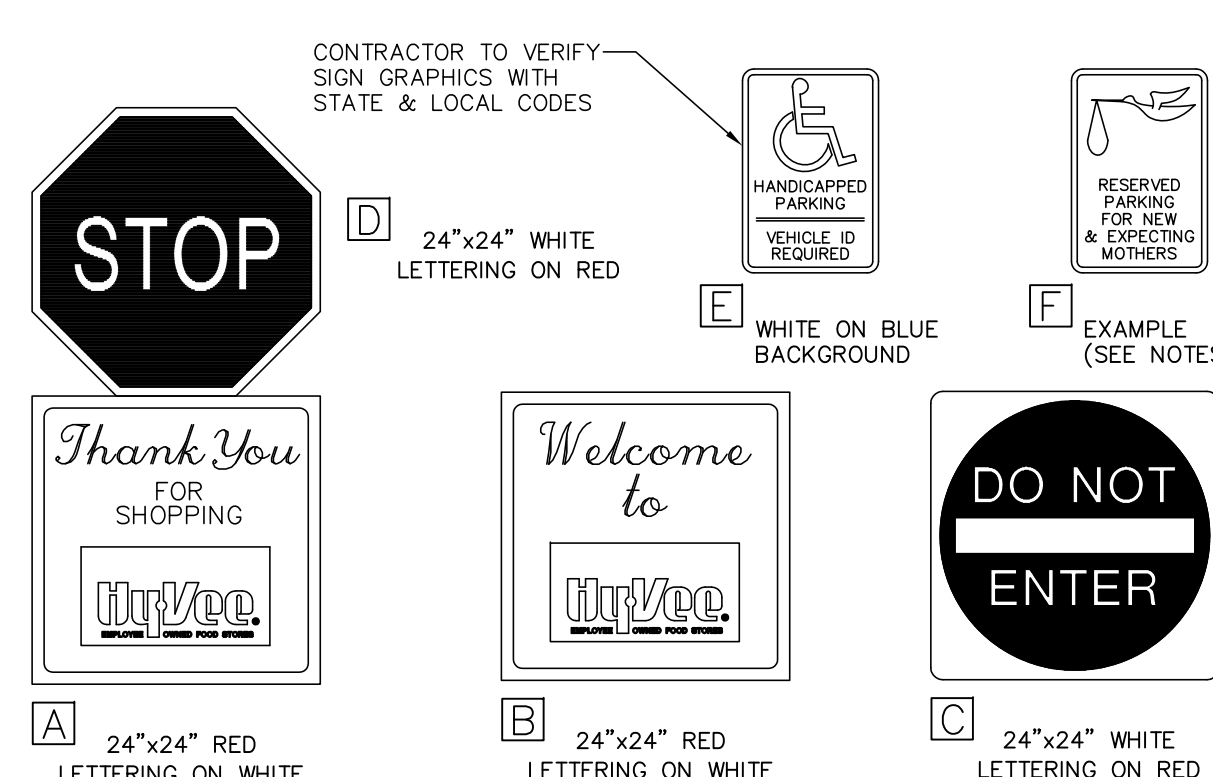
11 TYPICAL SHRUB PLANTING
NTS



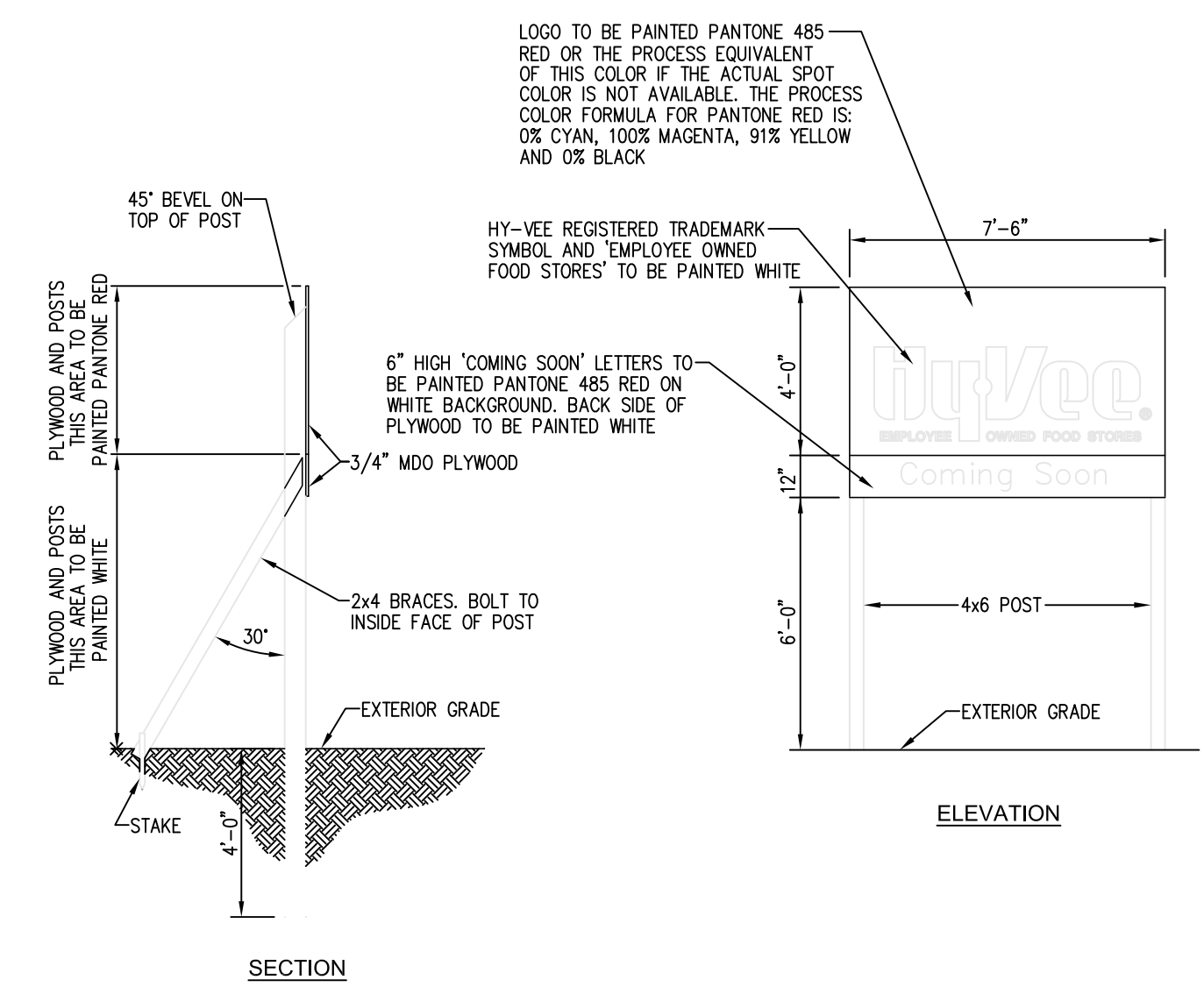
12 TYPICAL PERENNIAL PLANTING
NTS



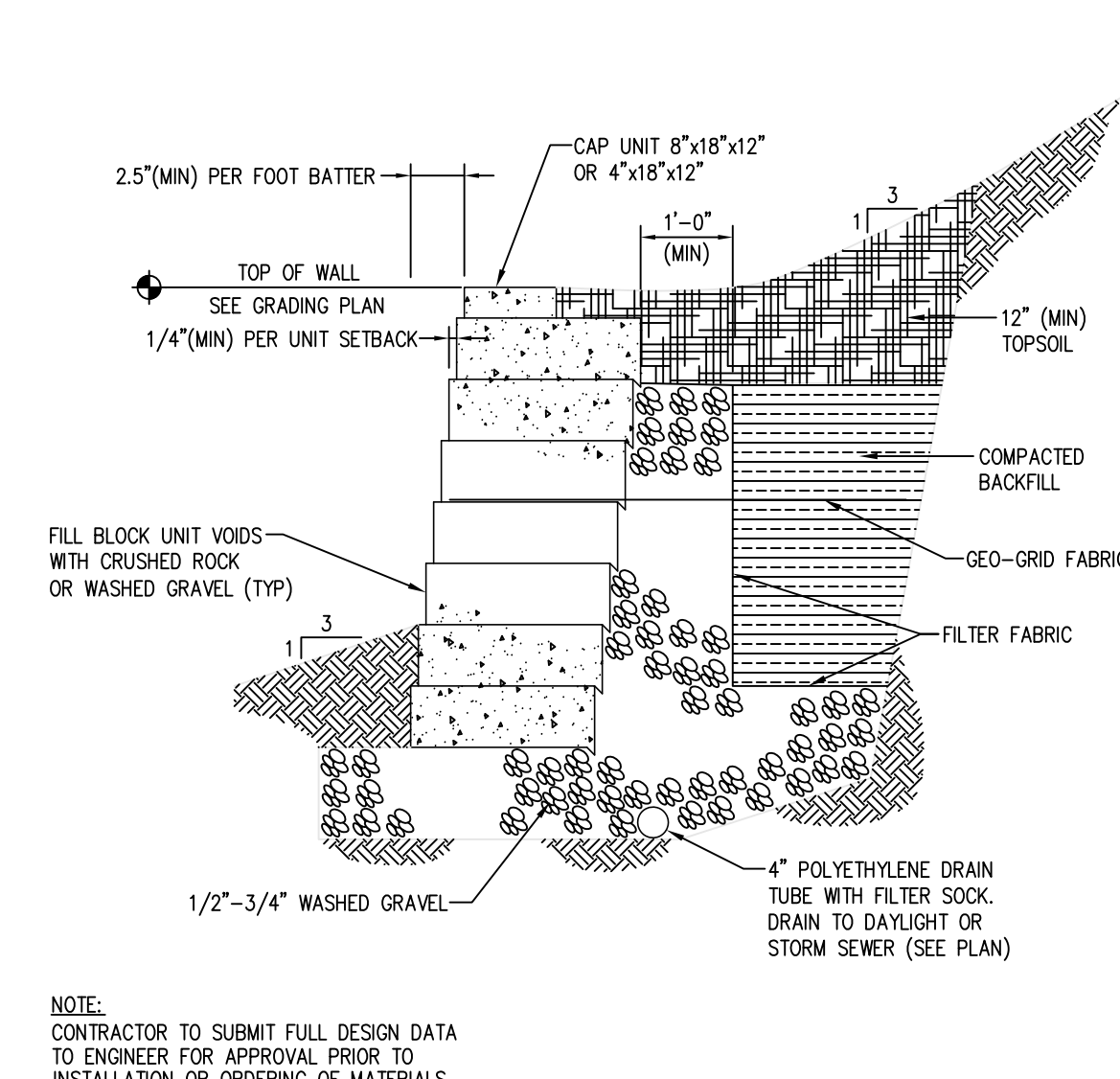
13 TYPICAL TURF PROFILE
NTS



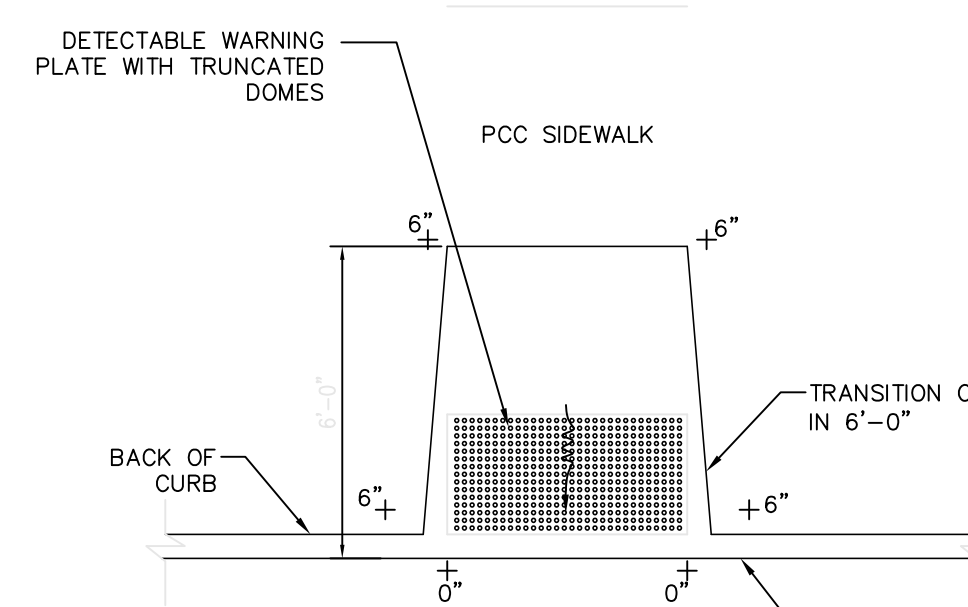
14 SIGN LEGEND
NTS



15 STANDARD TEMPORARY SIGN
NTS



16 MASONRY RETAINING WALL
NTS



17 H.C. RAMP, TYP.
NTS

REVISION

DATE

TRUE NORTH

PLAN NORTH

SITE DETAILS

1

DRAWING:

RAB

DATE:

2012

SCALE:

1"=20'

JOB NUMBER:

7555

SHEET:

C7.0

LOCATION:

FITCHBURG #1

ORCHARD POINTE

HY-VEE, INC.

5820 WESTOWN PARKWAY

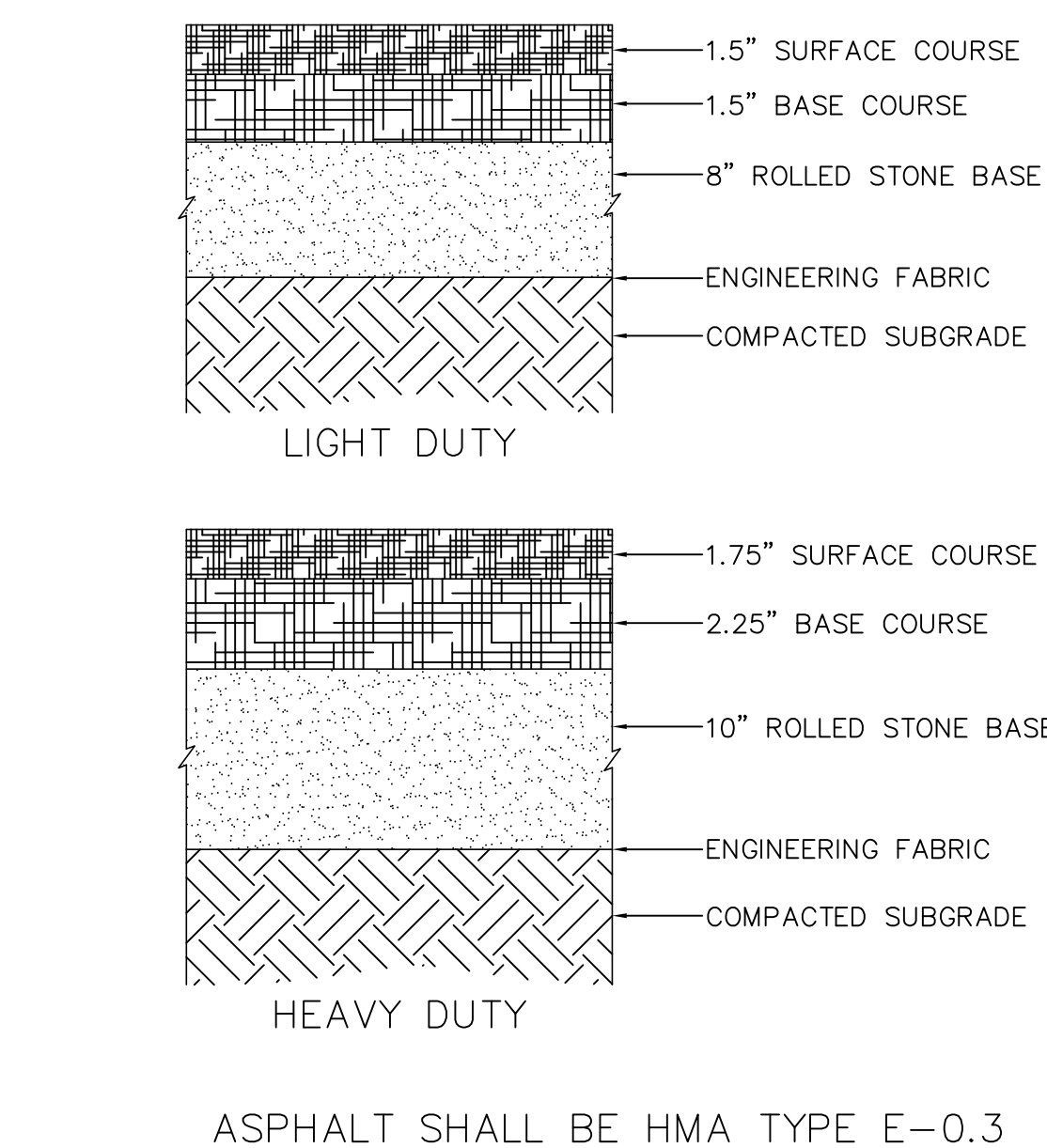
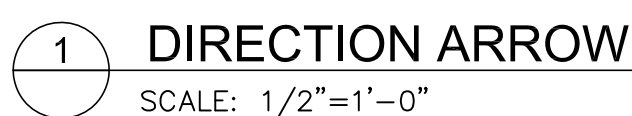
WEST DES MOINES, IOWA 50266

TELEPHONE: (515) 267-2800

FAX: (515) 267-2935

HY-VEE

EMPLOYEE OWNED



LOCATION:
FITCHBURG #1
ORCHARD POINTE

Hy-Vee®
EMPLOYEE-OWNED

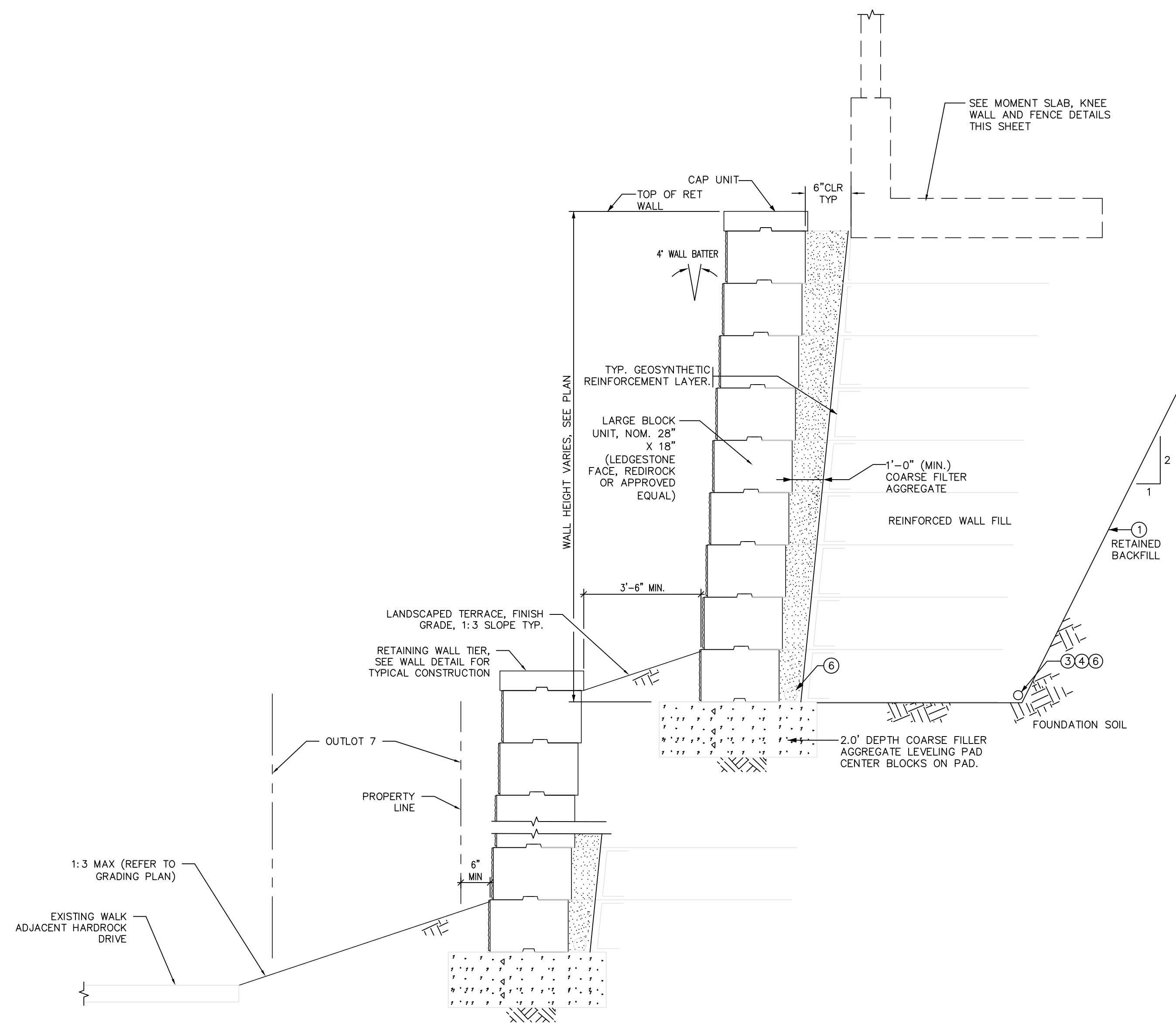
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50286
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

TRUE NORTH PLAN NORTH

SITE DETAILS 2

| | |
|----------|-------------|
| DRAWN: | DATE: |
| RAB | 2012 |
| SCALE: | JOB NUMBER: |
| 1" = 20' | 7555 |
| SHEET: | |

C8.0

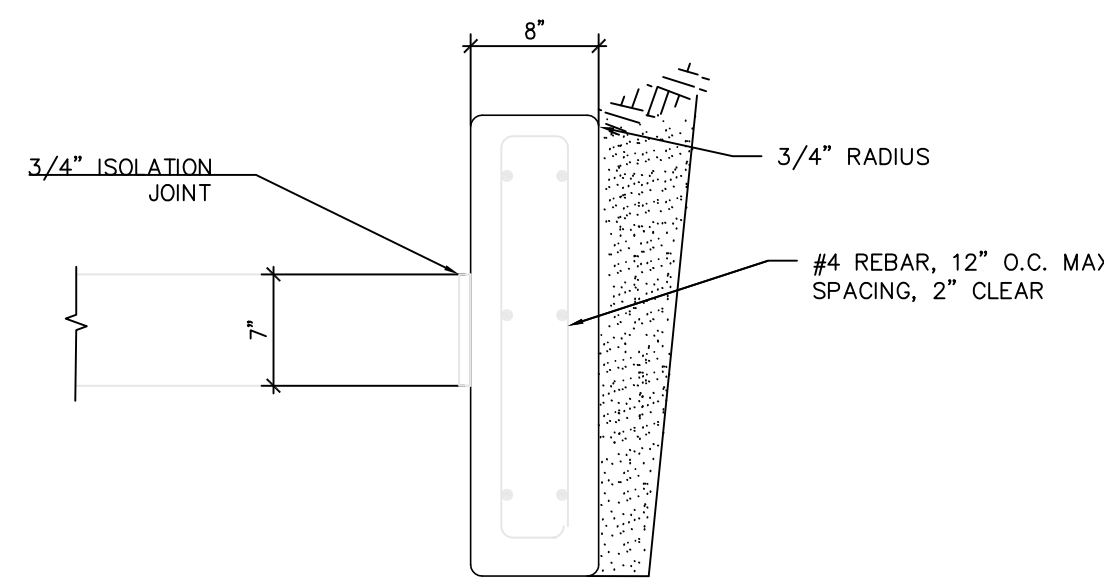


1 SEGMENTAL RETAINING WALL
NTS

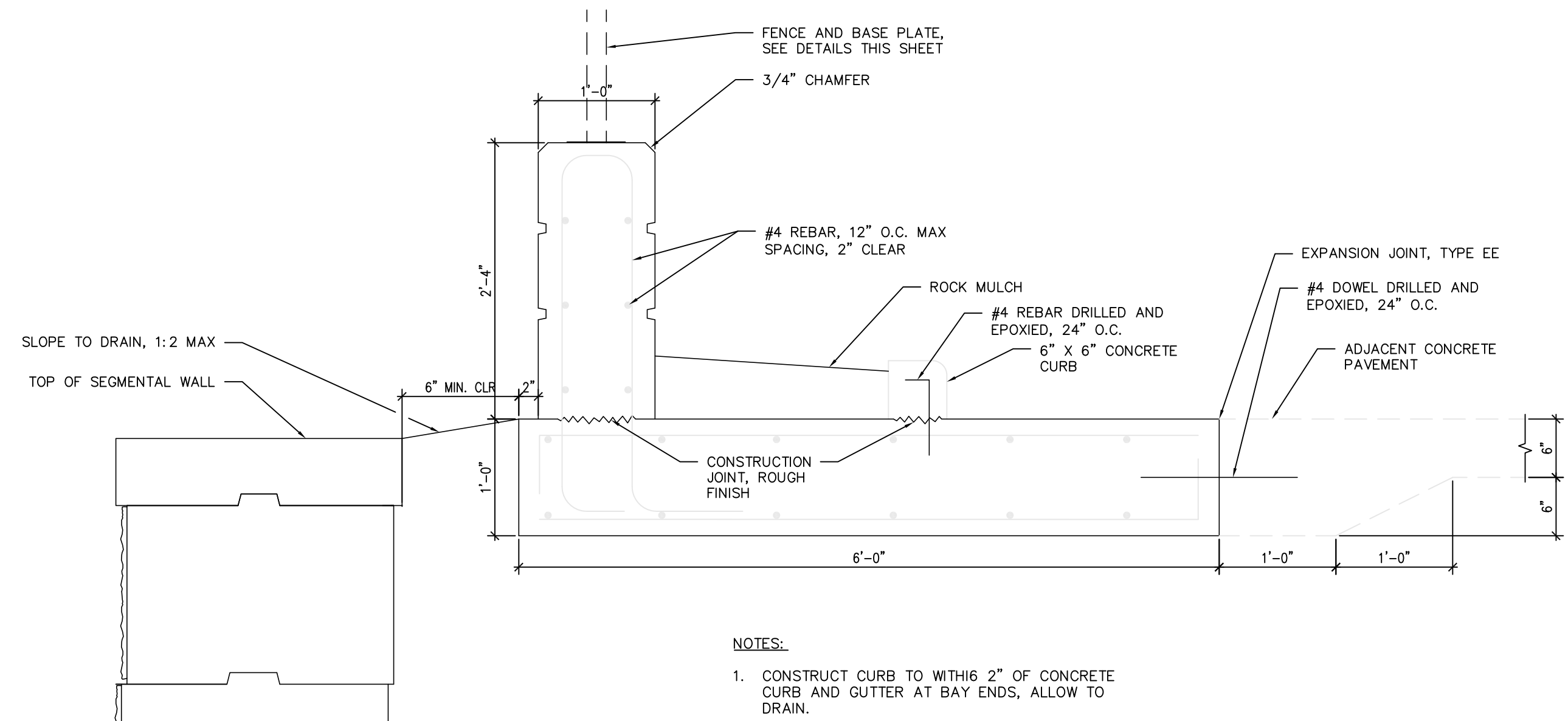
- NOTES TO CONTRACTOR:**
- CONTRACTOR TO SUBMIT DETAILED DRAWINGS AND DESIGN DATA FOR APPROVAL CONTAINING:
- ELEVATION VIEW WITH REINFORCEMENT PLACEMENT REQUIREMENTS, WALL FACING LAYOUT, AND GEOMETRIC INFORMATION.
 - PLAN VIEW WITH BOTTOM AND TOP OF WALL ALIGNMENT, AND PLAN LIMITS OF WALL ALIGNMENT.
 - CROSS SECTIONS DETAILING BATTER, REINFORCEMENT, VERTICAL SPACING, REINFORCEMENT LENGTHS, SUBSURFACE DRAINAGE, SURFACE DRAINAGE, AND WATER RUNOFF COLLECTION ABOVE WALL.
 - REINFORCEMENT LAYOUT: REINFORCEMENT SHALL BE PLACED AT 100% COVERAGE RATIO. REINFORCEMENT ELEVATIONS SHALL BE CONSISTENT ACROSS LENGTH OF WALL STRUCTURE.
 - NOTE BLOCK, REINFORCEMENT, AND FILL PLACEMENT METHODS AND REQUIREMENTS.
 - DETAIL ALL WALL FILL PENETRATIONS AND WALL FACE PENETRATIONS. DETAIL REINFORCEMENT AND/OR WALL FACING UNIT PLACEMENT AROUND PENETRATIONS.
 - DETAILS THAT ARE SPECIFIC TO VENDOR PRODUCTS AND THEIR INTERACTION WITH OTHER PROJECT COMPONENTS.
 - DETAILS OF CAP UNITS AND INSTALLATION/FASTENING INSTRUCTIONS FOR THE CAPS. CAP UNITS SHALL BE SET IN A BED OF ADHESIVE DESIGNED TO WITHSTAND MOISTURE AND TEMPERATURE EXTREMES, REMAIN FLEXIBLE, AND SHALL BE SPECIFICALLY FORMULATED FOR BONDING MASONRY TO MASONRY.

WALL NOTES TO CONTRACTOR:

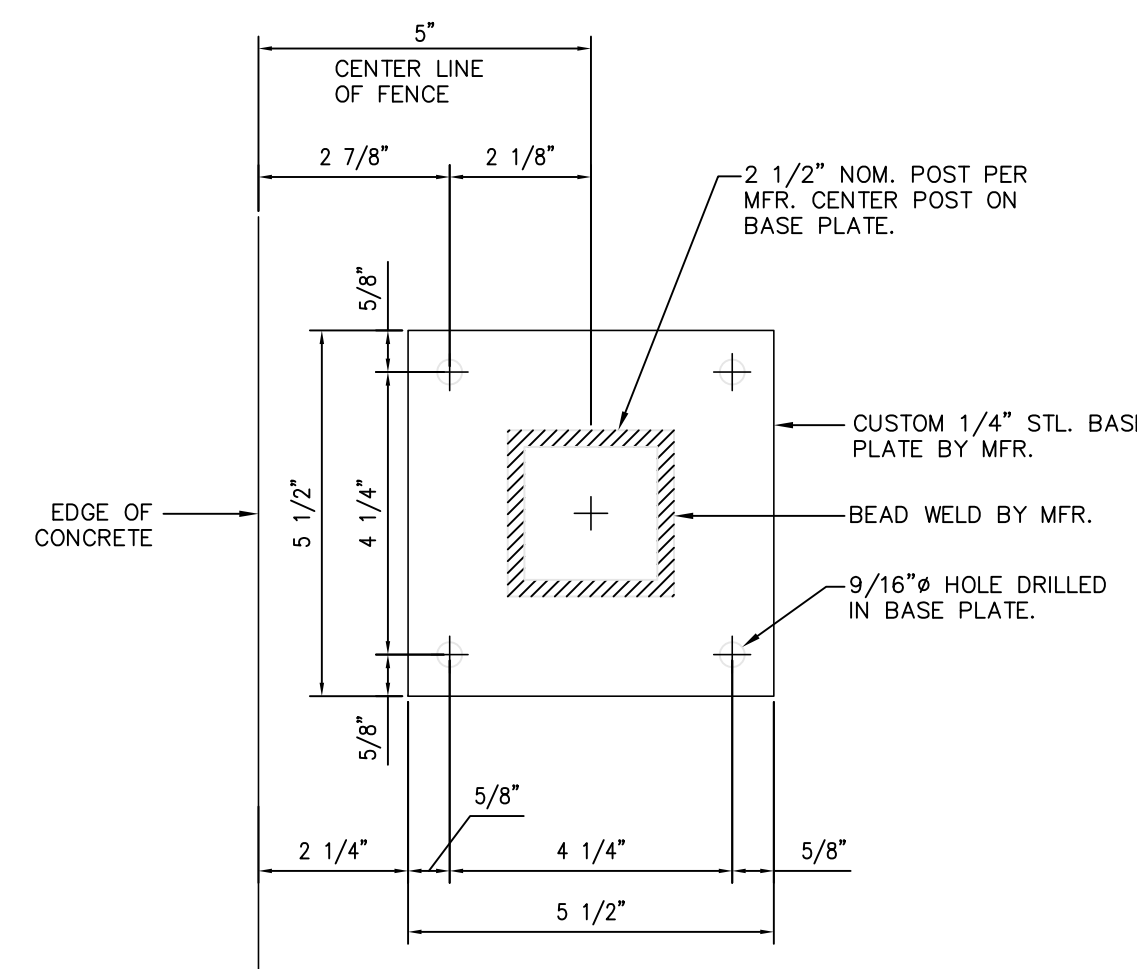
- ACTUAL EXCAVATION SLOPE IS DETERMINED BY OSHA REGULATIONS AND IN-SITU SOILS.
- THE WRAP LENGTH FOR GEOTEXTILE FABRIC SHALL NOT BE MORE THAN 6'.
- INSPECT EXCAVATION SLOPES FOR ACTIVE SEEPAGE AND PLACE ADDITIONAL DRAINS WHERE SEEPAGE OCCURS AS DIRECTED BY THE ENGINEER.
- PLACE DRAIN AT BOTTOM OF REINFORCED SOIL AND SLOPE TO OUTLET AT BASE OF LOWER TERRACE OF WALL. DAYLIGHT OUTLET.
- 4" THERMOPLASTIC PERFORATED PIPE WITH FILTER SOCK, OUTLET THROUGH WALL. MIN. 40' SPACING, USING 6" T.P. NON-PERFORATED PIPE WITH RODENT SCREEN.



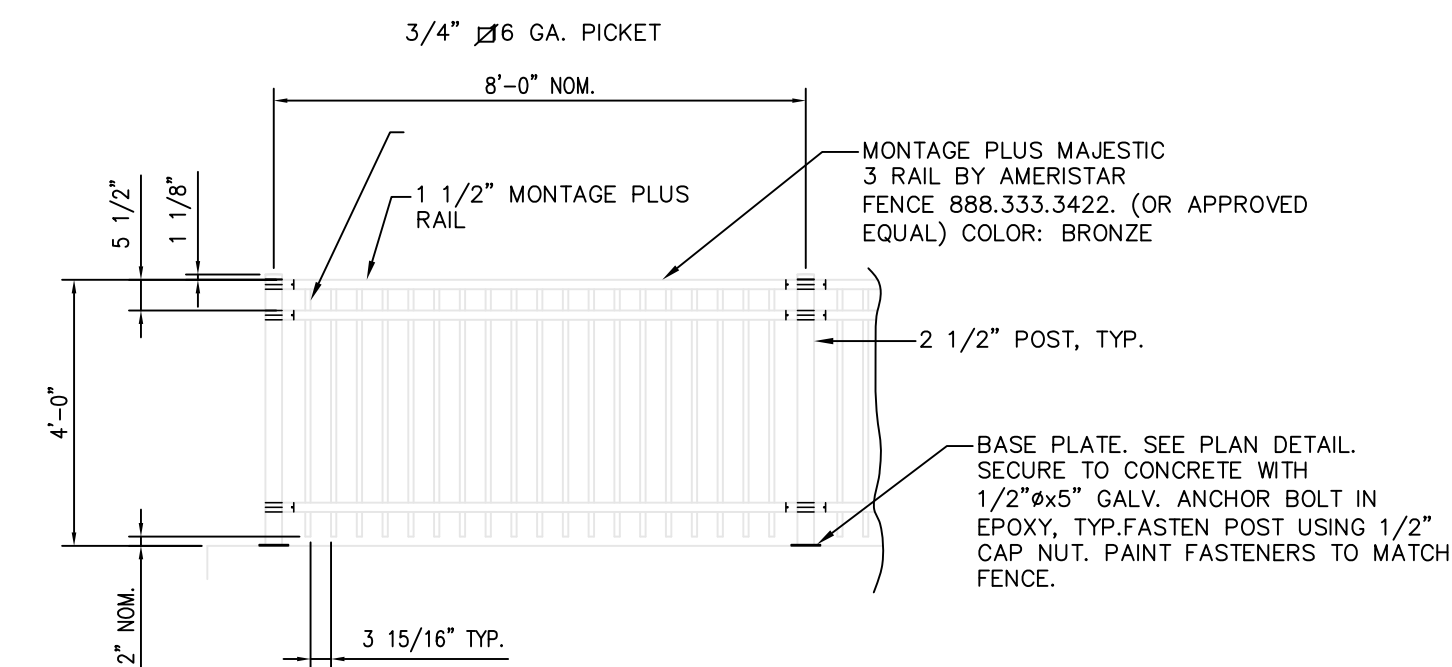
5 CONCRETE CURB



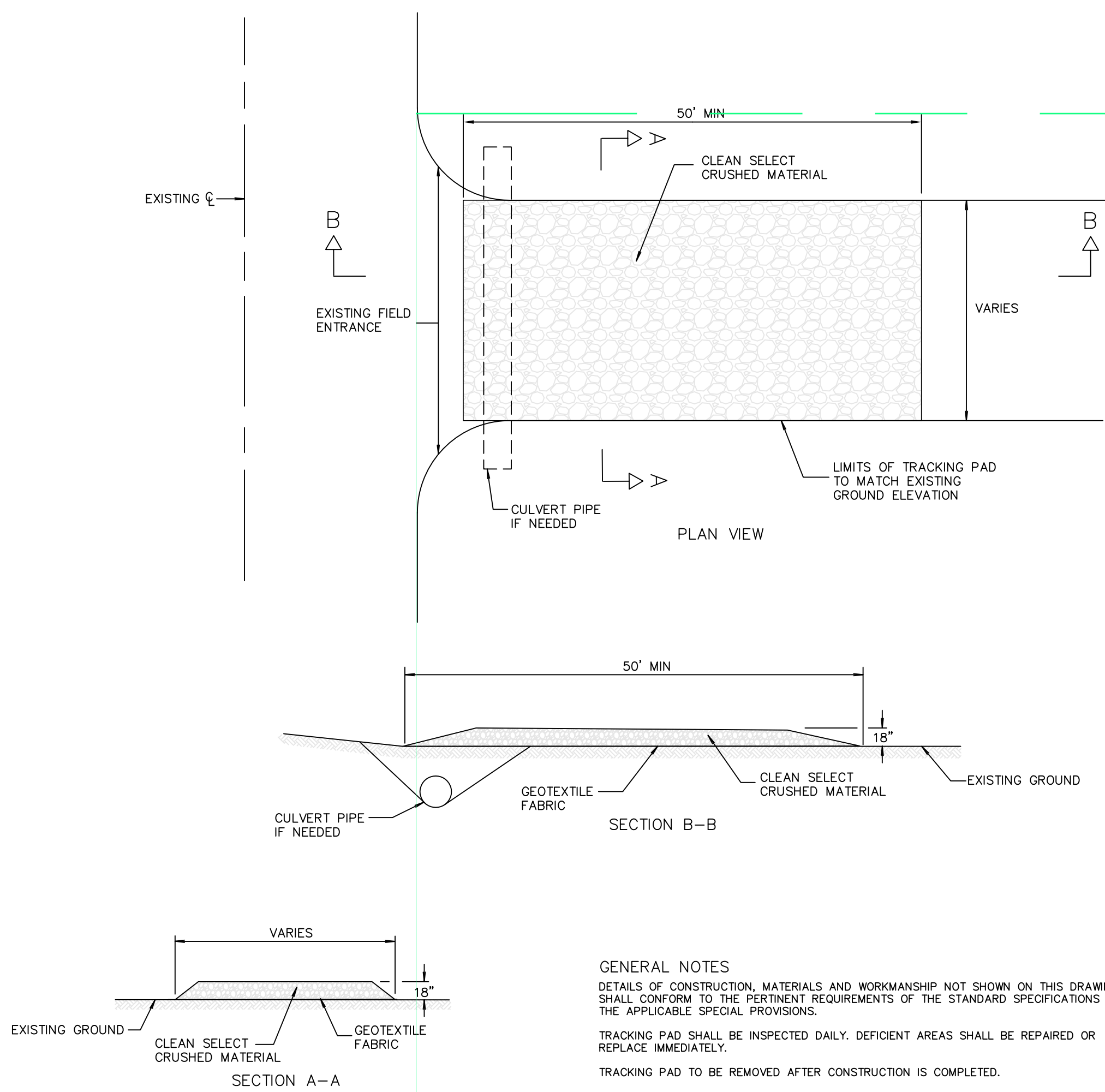
2 TYPICAL SECTION - KNEE WALL AND MOMENT SLAB
NTS



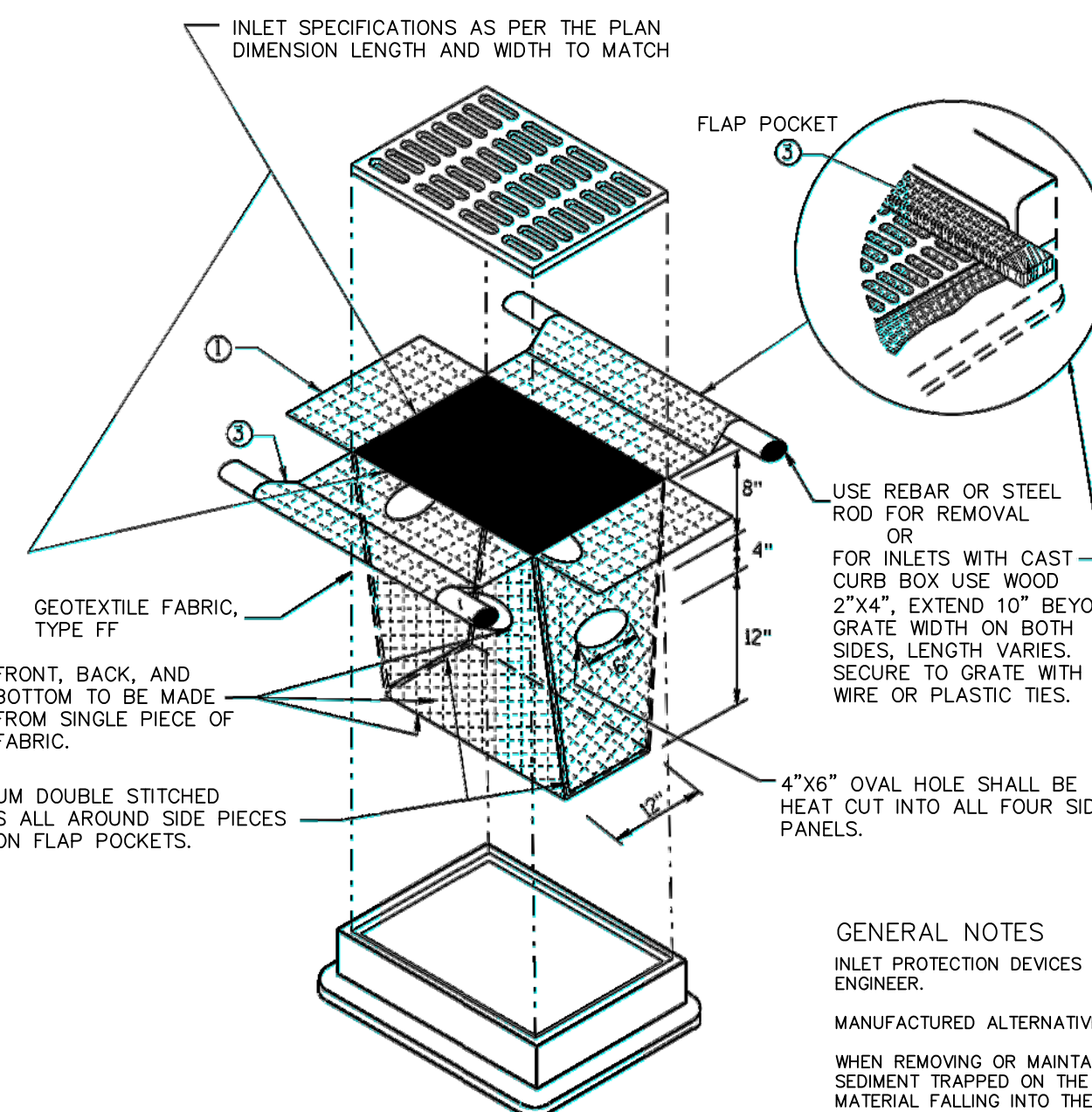
3 FENCE POST BASE PLATE



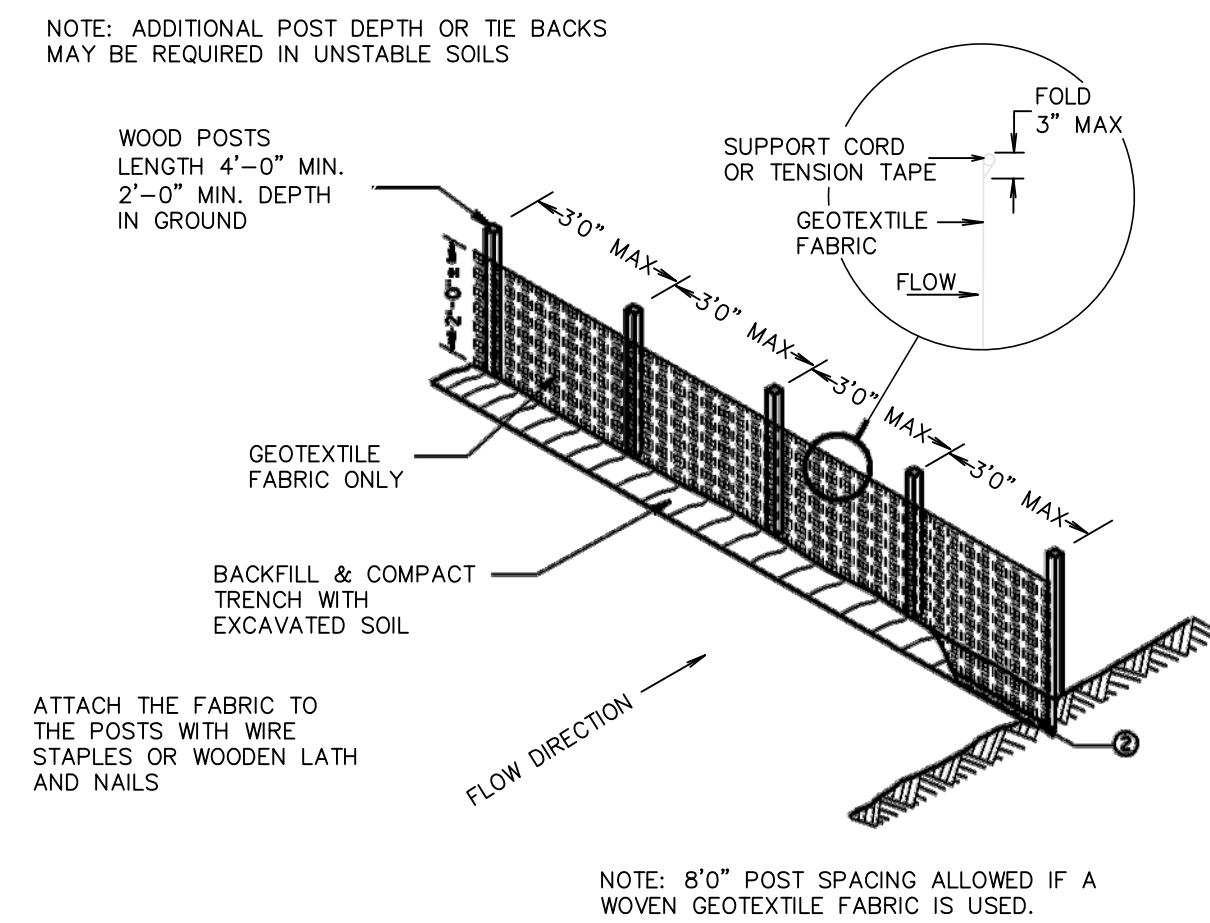
4 TYPICAL FENCE ELEVATION



6 TRACKING PAD



7 INLET PROTECTION



8 SILT FENCE

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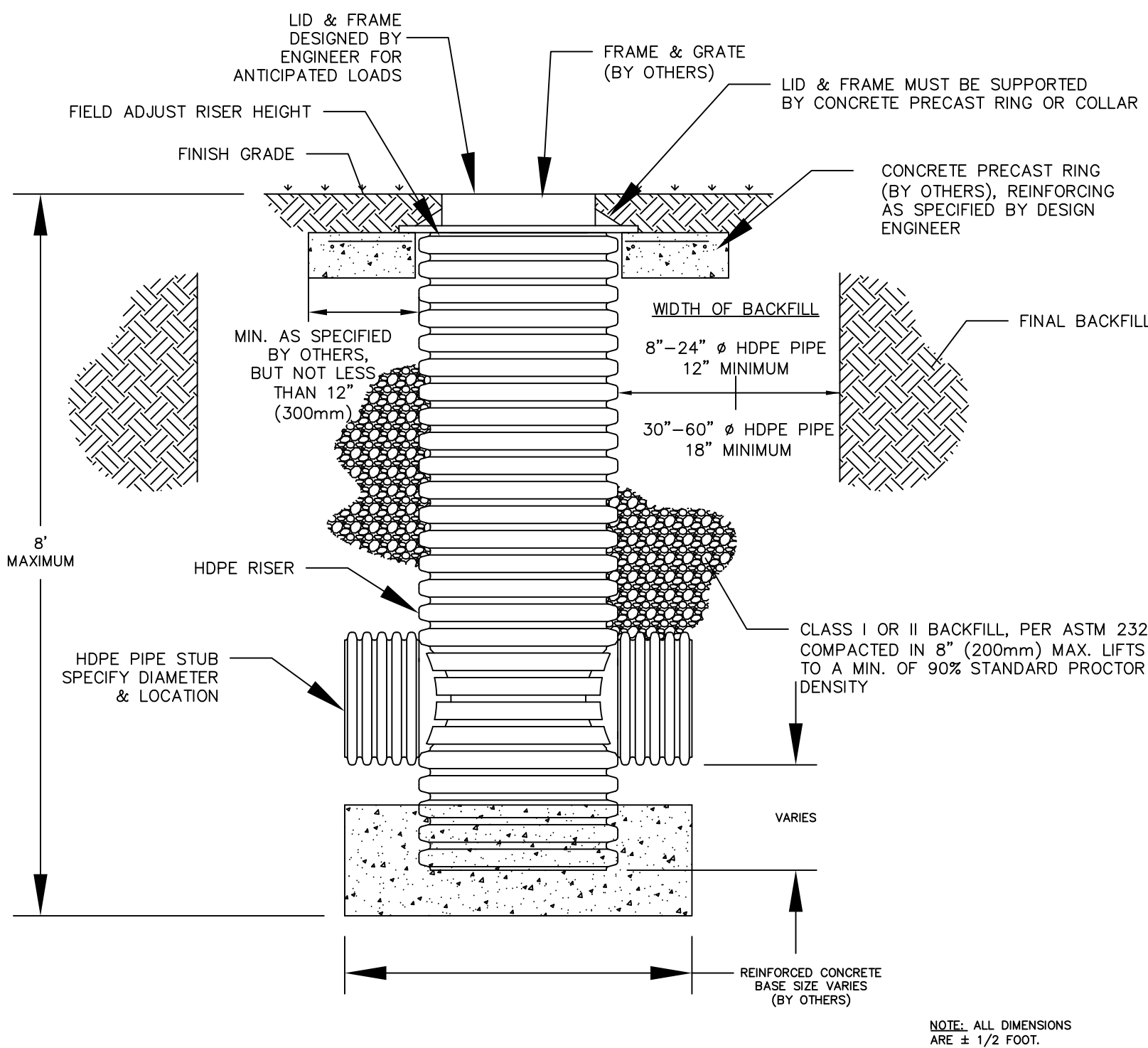
| | |
|---|--|
| LOCATION: FITCHBURG #1 ORCHARD POINTE | HY-VEE INC. 5820 WESTTOWN PARKWAY WEST DES MOINES IOWA 50266 TELEPHONE: (515) 267-2800 FAX: (515) 267-2935 |
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| TRUE NORTH | PLAN NORTH |
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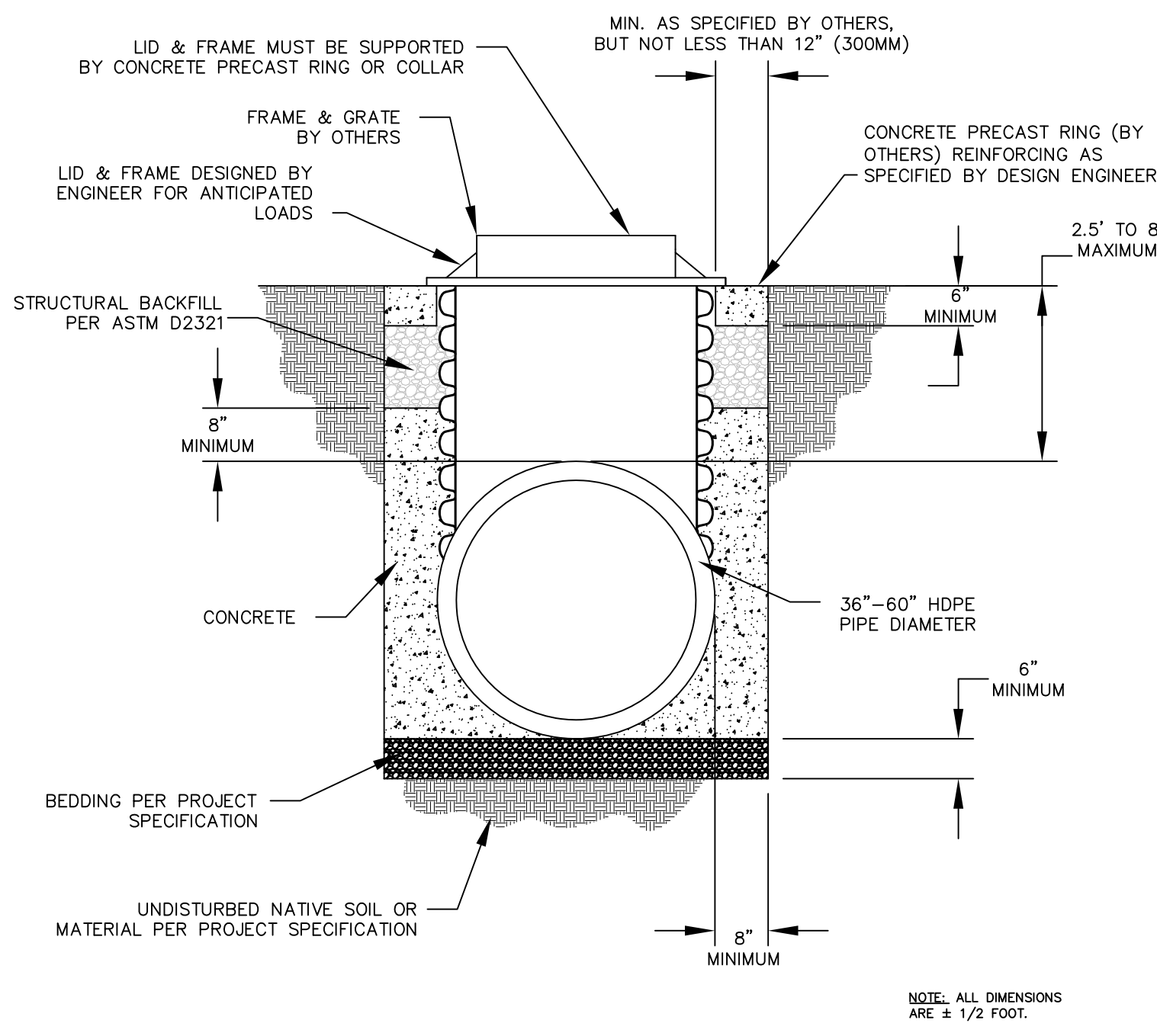
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| RETAINING WALL AND EROSION CONTROL |
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| DRAWING: DETAILS | DATE: 2012 |
| SCALE: 1"=20' | JOB NUMBER: 7555 |
| SHEET: | |

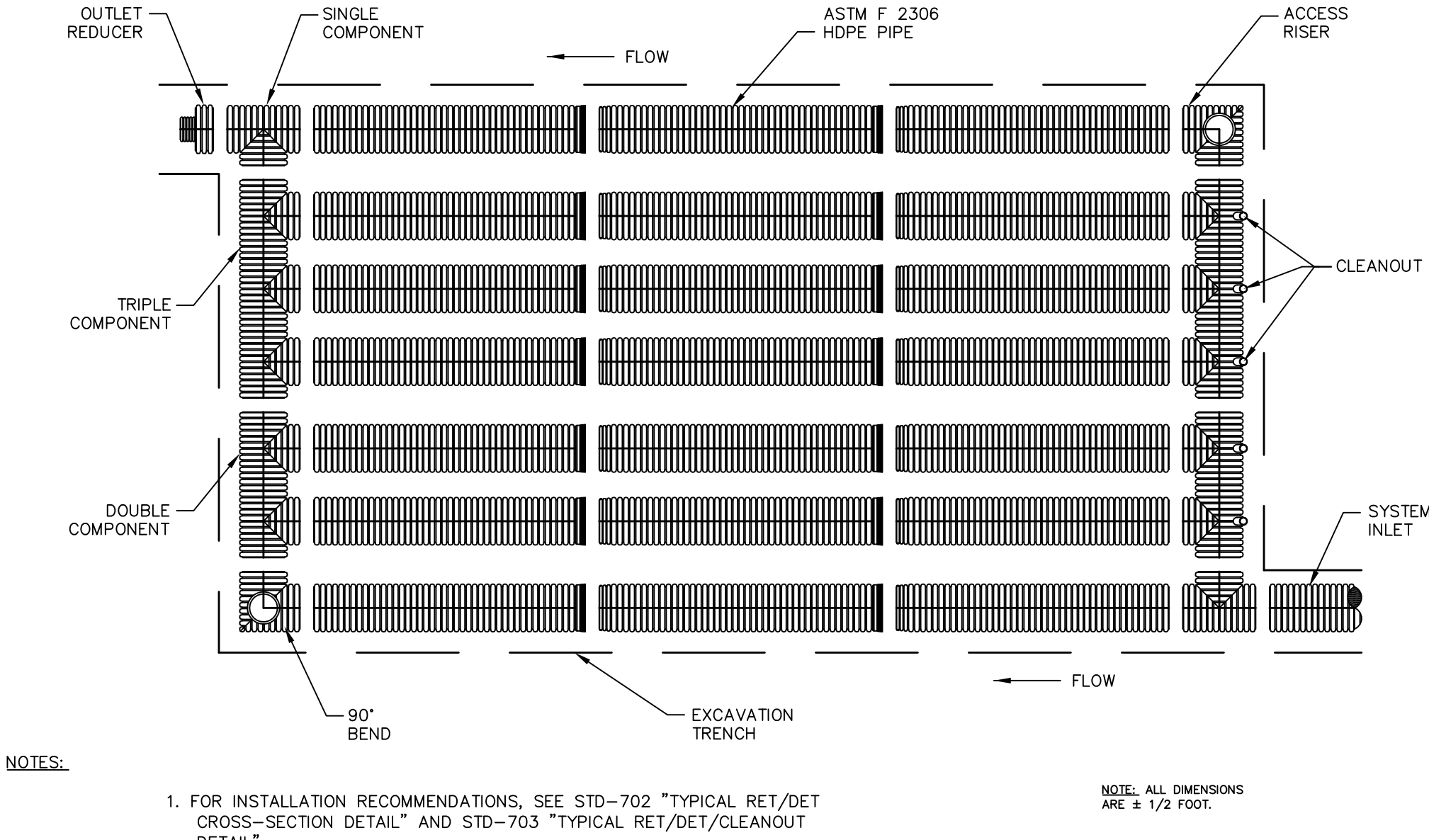
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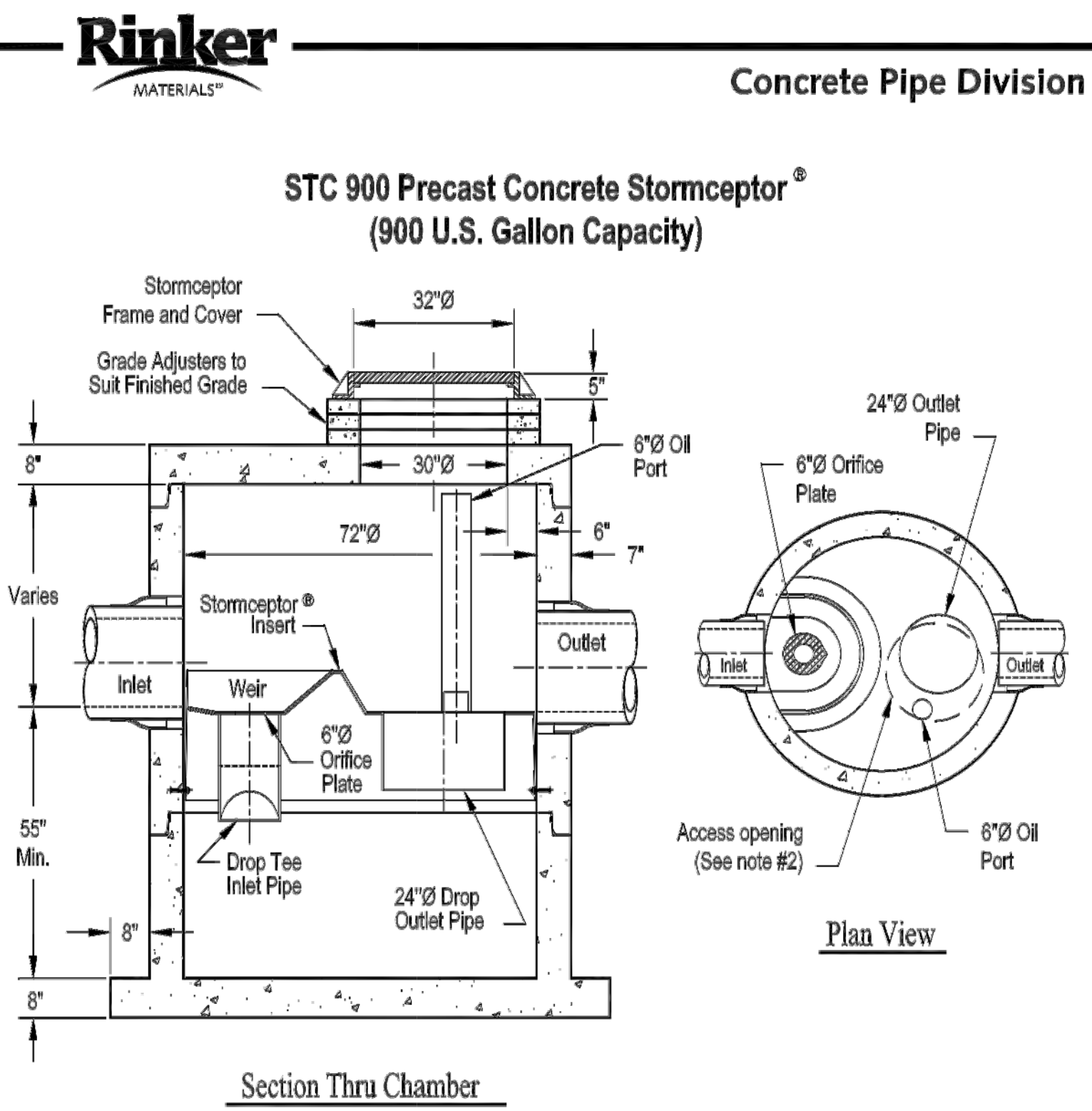
1 CATCH BASIN



2 RISER TEE 36-60 PIPE



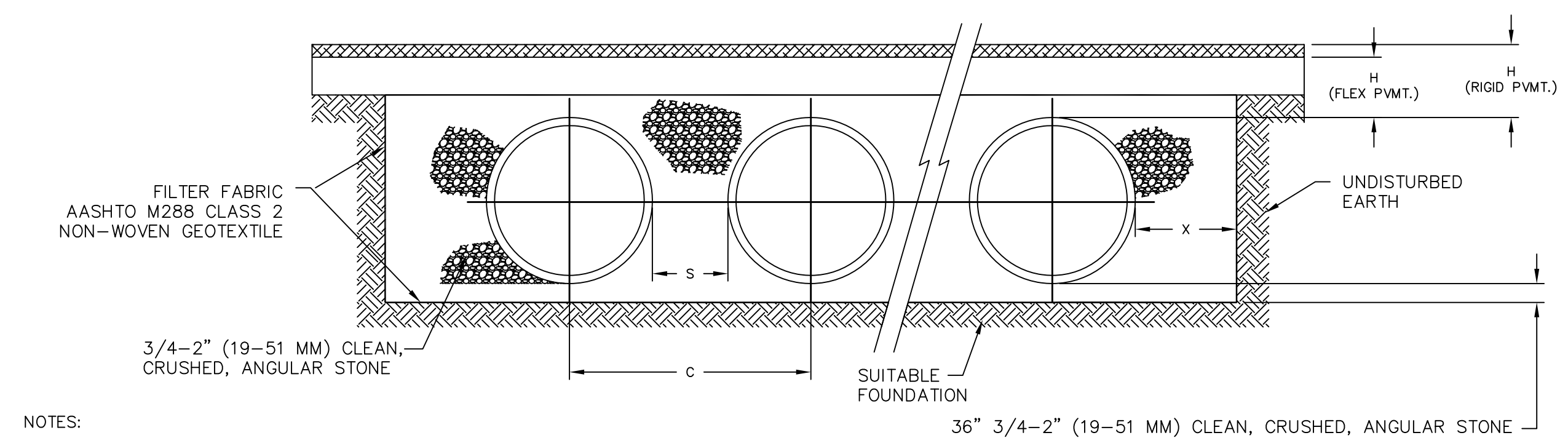
3 TYPICAL SUBSURFACE SYSTEM LAYOUT DETAILS



- Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
 4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

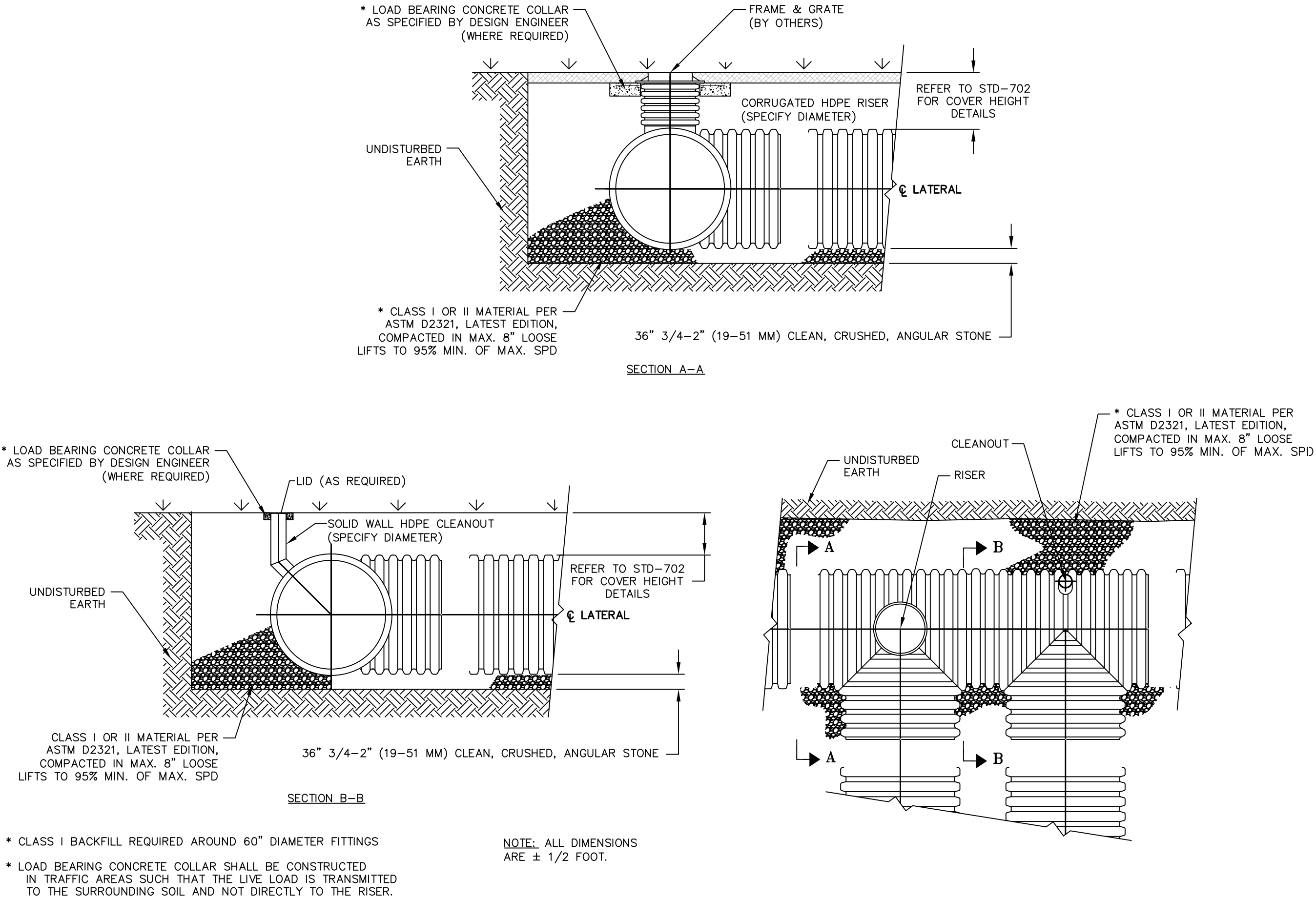
Rinker 028

4 STORMCEPTOR STC 900



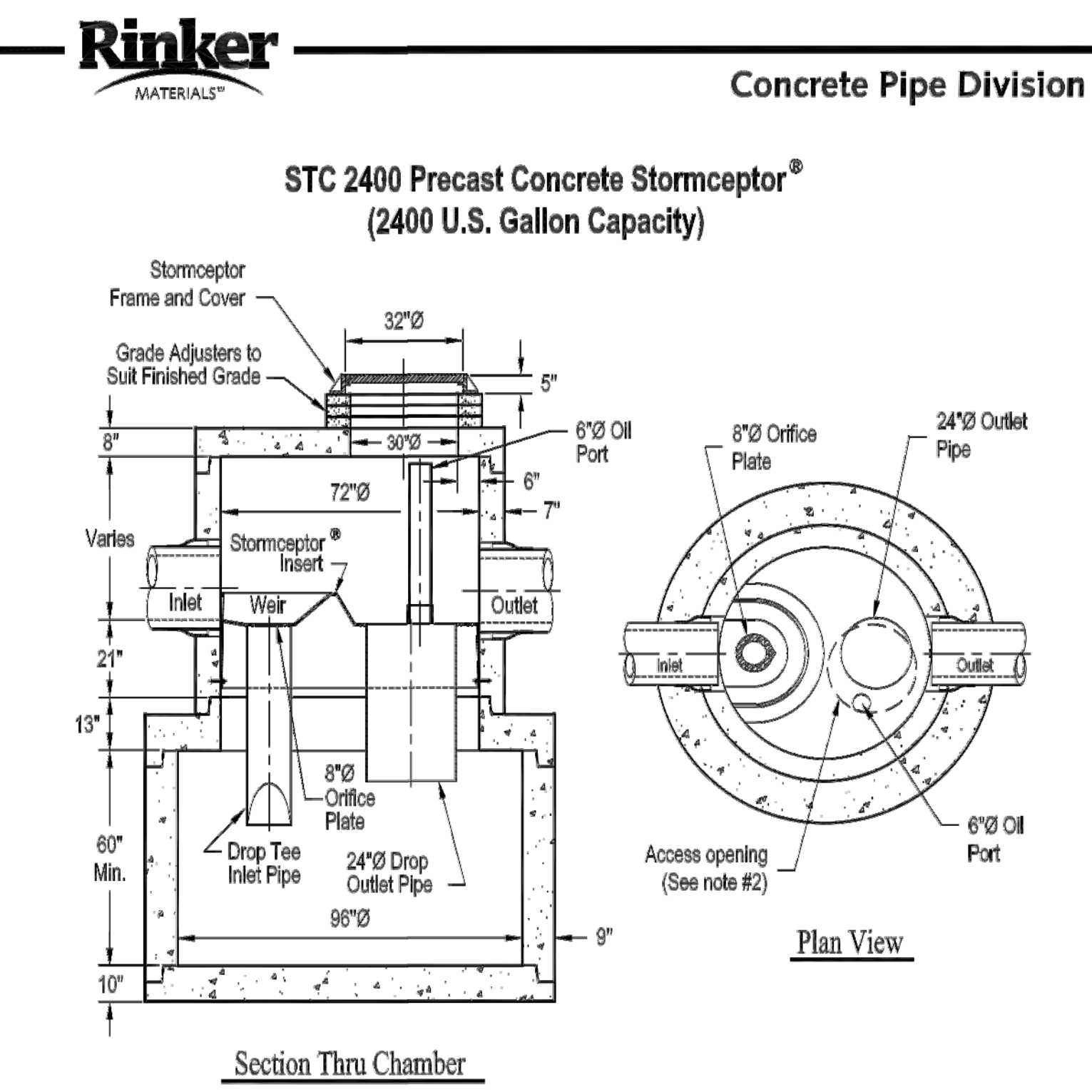
- NOTES:
1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 4. FILTER FABRIC. A GEOTEXTILE FABRIC SHALL BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 5. FOUNDATION. WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 6. BEDDING. SUITABLE MATERIAL SHALL BE 3/4-2" (19-51 MM) CLEAN, CRUSHED, ANGULAR STONE. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 36".
 7. INITIAL BACKFILL. SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 8. MINIMUM COVER. MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
- | NOMINAL DIAMETER | NOMINAL O.D. | TYPICAL SPACING "S" | TYPICAL SPACING "C" | TYPICAL SIDE WALL "X" | H (NON-TRAFFIC) | H (TRAFFIC) |
|------------------|--------------|---------------------|---------------------|-----------------------|-----------------|-------------|
| 42" | 48" | 24" | 24" | 18" | 12" | 24" |
| (1050 MM) | (1219 MM) | (610 MM) | (1826 MM) | (457 MM) | (292 MM) | (610 MM) |

5 TYPICAL RETENTION/DETENTION CROSS SECTION DETAIL



- NOTE: ALL DIMENSIONS ARE ± 1/2 FOOT.
- * CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS
 - * LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

6 RISER AND CLEANOUT



- Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
 4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 031

7 STORMCEPTOR STC 2400

| REVISION | DATE BY |
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LOCATION: FITCHBURG #1 ORCHARD POINTE

HY-VEE INC.
5820 WESTTOWN PARKWAY
WEST DES MOINES IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

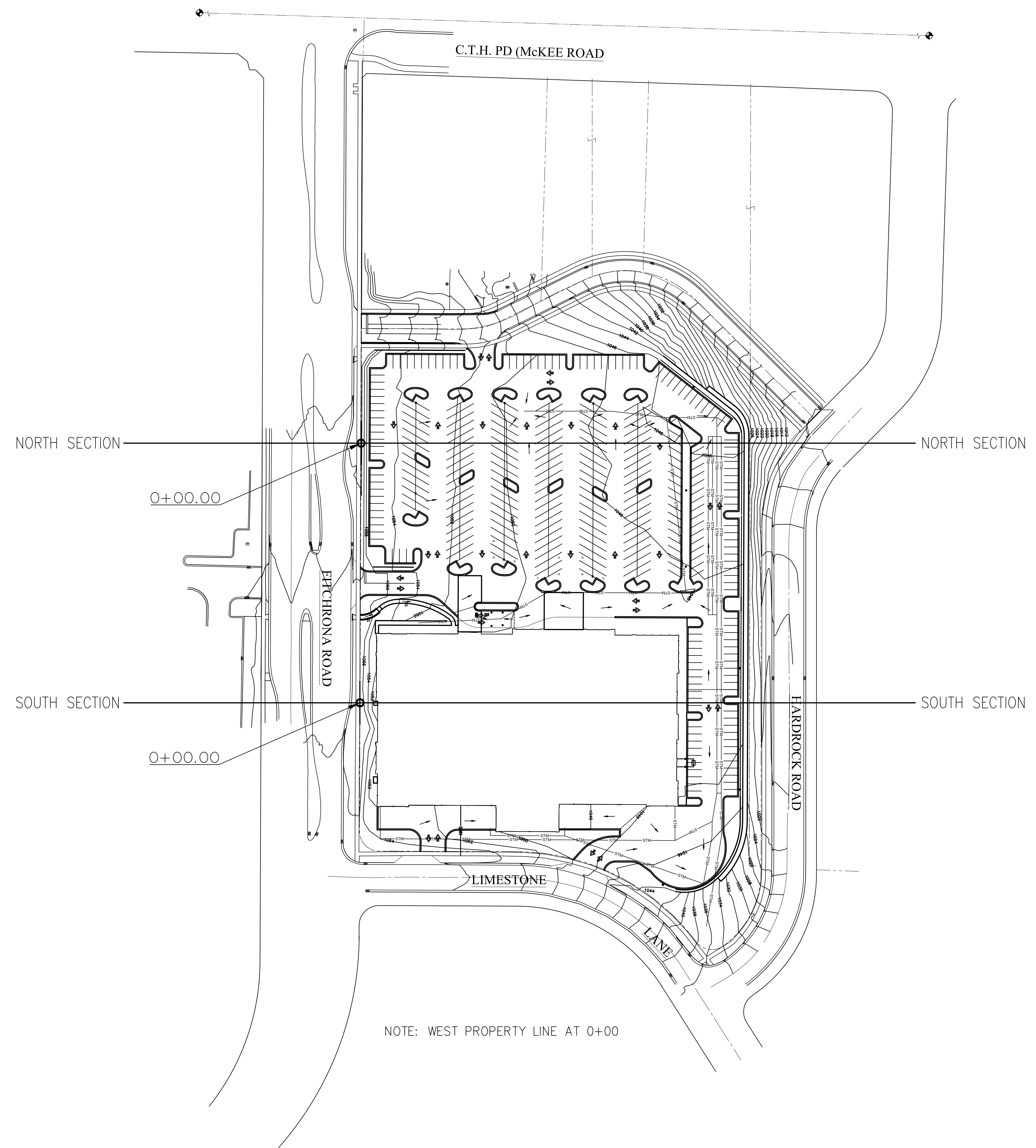
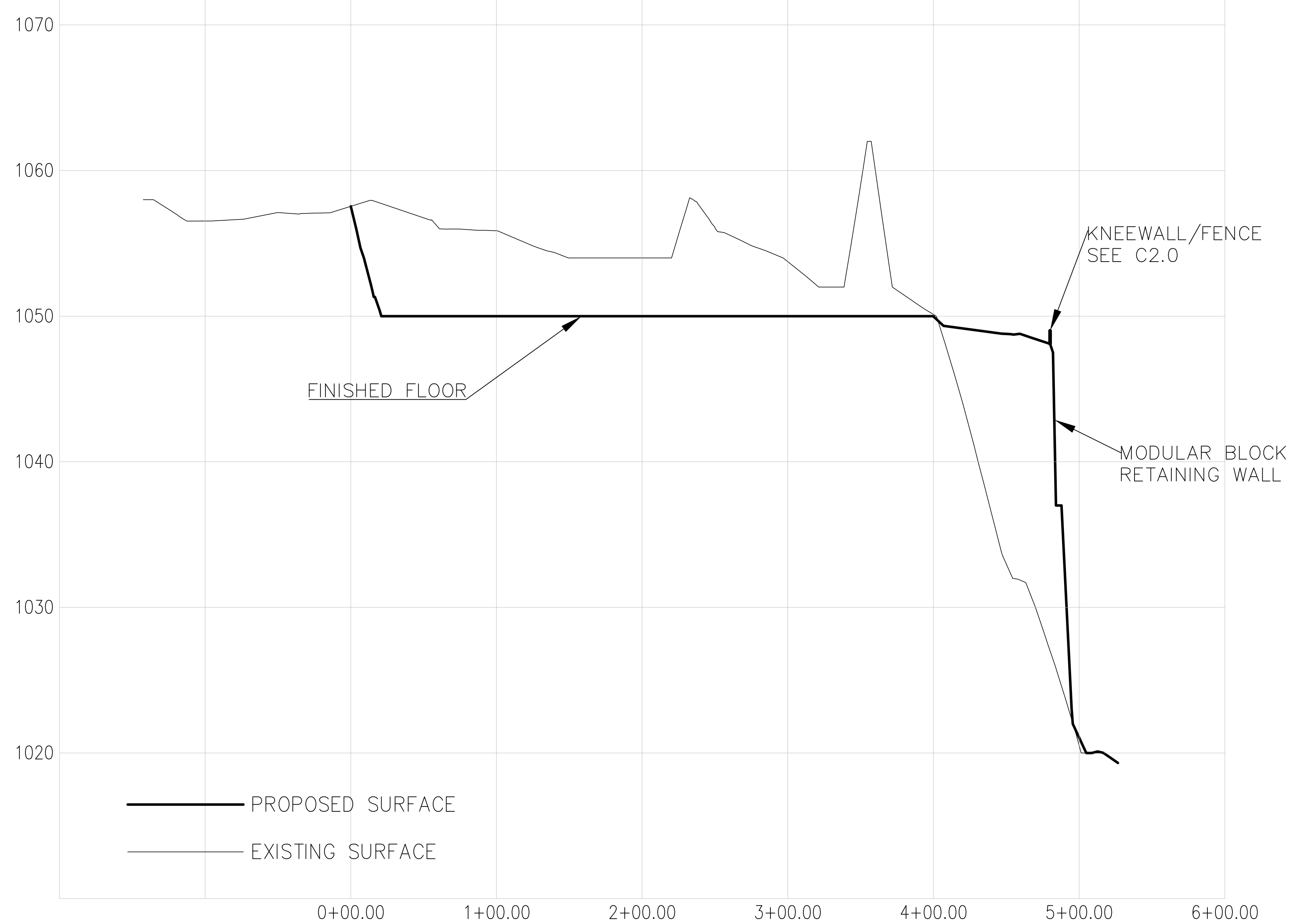
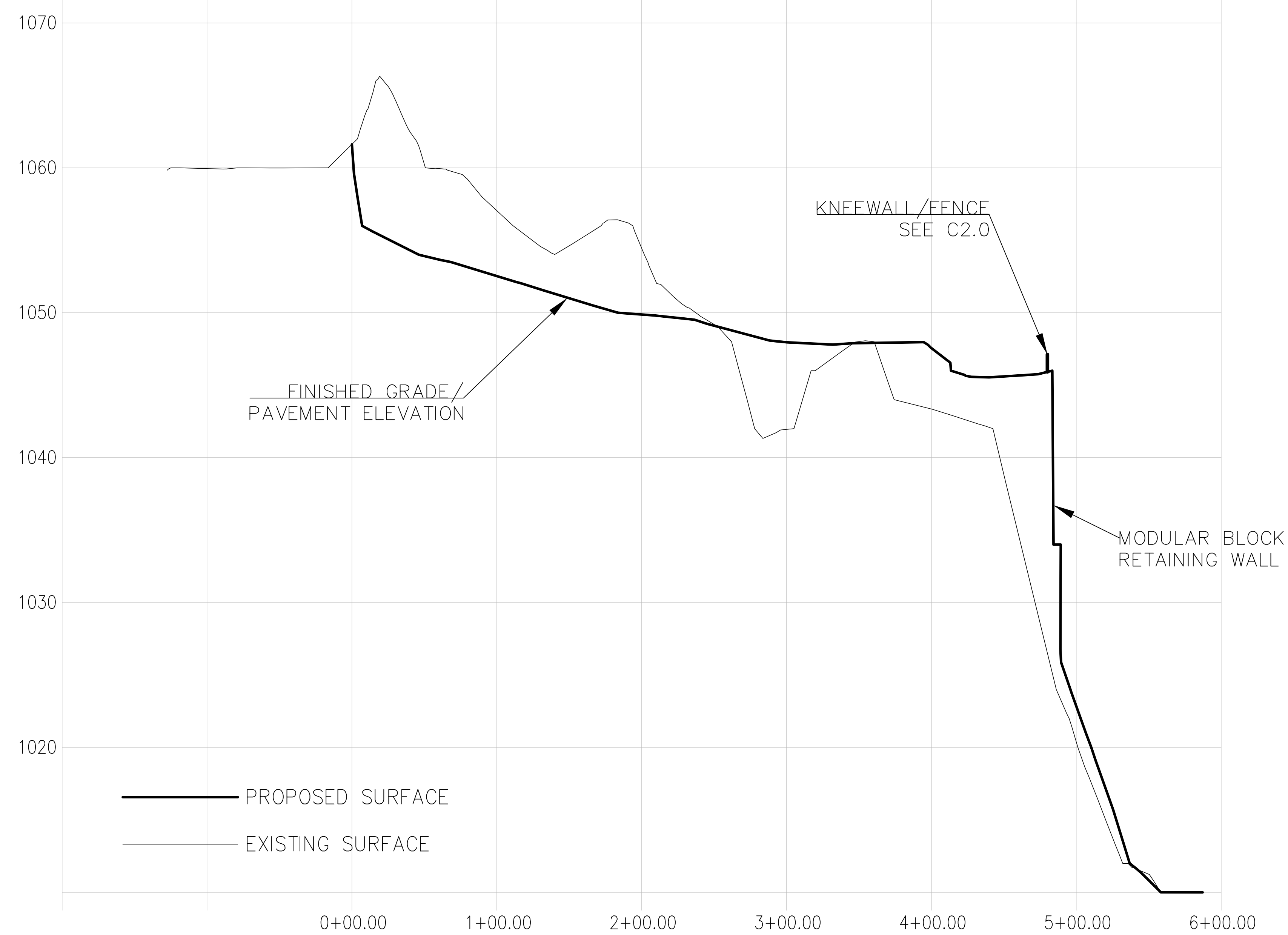
Hy-Vee
EMPLOYEE OWNED

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| TRUE NORTH | PLAN NORTH |
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STORMWATER MANAGEMENT

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| DRAWN: RAB | DATE: 2012 |
| SCALE: NTS | JOB NUMBER: 7555 |
| SHEET: | |

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PRELIMINARY
NOT FOR CONSTRUCTION

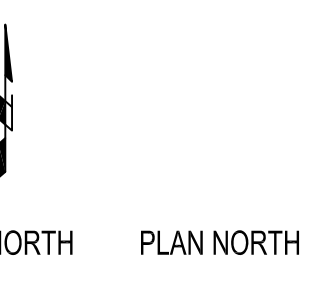
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FITCHBURG #1
ORCHARD POINTE

Hy-Vee®
EMPLOYEE OWNED

HY-VEE, INC.
1000 WEST MAIN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935



SITE SECTIONS

| | |
|--------|-------------|
| DRAWN: | DATE: |
| RAB | 2012 |
| SCALE: | JOB NUMBER: |
| 1"=50' | 7555 |

EET:

C11.0



MEMORANDUM

CITY OF FITCHBURG PLANNING DEPARTMENT

5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200

FAX: (608) 270-4275
EMAIL: planning@city.fitchburg.wi.us

TO: Plan Commission
FROM: Tom Hovel, Zoning Administrator/City Planner
Susan Sloper, Community Planner
DATE: February 16, 2012
SUBJECT: February 21, 2012 Plan Commission Items

4. Public Hearing and Consideration of Conditional Use Permit request CU-1913-12 by Ken Dickson of Johnson Bank for a retail grocery store at property associated with 2920 Fitchrona Road, Lot 5 Orchard Pointe.

AND

5. Architectural Design Review request by John Brehm of Hy-Vee Inc for 84,425 sq ft building and site improvements at property associated with 2920 Fitchrona Road, Lot 5 Orchard Pointe.

Site Details:

Acres: ~8.1

Existing Use: Vacant

Current Zoning: B-H

Background & Application Description:

Applicant is requesting a conditional use permit approval to allow for a 24 hour retail grocery store and also Architectural Design Review for a 85,390 sq ft Hy-Vee store at 2920 Fitchrona Road.

Consistency with Fitchburg Comp Plan:

Future Land Use Plan: BUS (Business)



Staff Evaluation:

The proposed store will face north with parking predominantly in front of the store. The front elevation provides significant glass, for a “big box”. A large retaining wall exists on the east side of the property, and permission from the owner of a strip of land is being obtained to construct the wall. Planning staff, as well as other departments, made a number of comments on the plan set. For planning comments, additional information has been provided or satisfactory comments received.

A few issues exist of which the Plan Commission should be cognizant. First, the resolution approving the amendment to the Comprehensive Development Plan required the applicant to submit written, but not recorded, document obtaining open space credits from outlot 3 or outlot 4 of the Orchard Pointe Plat **prior** to submitting a request for architectural and design approval. This has not been accomplished. At

Hy-Vee's request, however, staff has processed the applications, but has informed Hy-Vee that action on the ADR cannot be taken until the written open space document has been received. Until it is received, the condition of the CDP resolution has not been met. Architectural approval is the last of the steps before solely administrative permitting actions take over.

The applicants also need to obtain a variance for two driveway approaches on two different public streets. One is the main entry drive along Fitchrona Road and the other is the easterly of the two access points to Limestone Lane. Staff is hopeful the Board of Appeals will consider the variance application on Monday, February 20. An access sidewalk to Fitchrona Road is provided to handle pedestrian traffic, but applicants did not wish to provide easier pedestrian access from the private drive. Unfortunately, good pedestrian linkage is not provided to the store through the site from uses north of the private drive. A linear outdoor sales area is noted on the plans next to the front of the building east of the main entry toward the bike parking racks.

According to the site plan, 411 parking auto parking spaces and 24 bicycle parking spaces are provided. 284 auto spaces are required by ordinance, but 342 by the CDP (the CDP set a level of 4.0 stalls per 1,000 sq ft). Because cart corrals have not been identified (they are located by the store manager) there will likely be a decline in number of parking stalls. They are well above the minimum required by the CDP, and no problem should be posed. The bicycle and pedestrian plan asks for 1 bike stall for every 10 auto parking stalls—so 40 bike parking spaces is requested for the project by that plan. They are 16 bike parking stalls short of that required by the Bike/Pedestrian Plan.

Mechanical units are located on the rooftop and screening is provided. Refuse material is handled at rear of the building toward Fitchrona in the west loading docks. Staff questioned the suitability of screening of this area, but the applicant feels it will be sufficient. Photos of equipment show a bright color, and staff would prefer the color be neutral or to match the part of the building they adjoin. A note has been placed on the plans that to have the compactors painted a color that match the building.

A separate liquor license will be required to be issued by the Common Council, and that license will set alcohol sale hours. Hy-Vee has a separate exterior entrance to alcohol sales area which is west of the main grocery entrance. Other than alcohol sales, the main grocery store is proposed to be open 24 hours a day. Staff has not heard objection to the hours from any city department.

Staff Recommendation:

Motion #1: Conditional Use Permit

1. No other permit or approval is waived or deemed satisfied except for the conditional use permit approval herein provided.
2. Variance for the Fitchrona Road and east Limestone Lane access shall be obtained from the Board of Appeals.
3. Location of cart corrals shall not take parking stalls below the 342 stalls required by the CDP.
4. If not obtained, applicant shall obtain the required open space credits from outlot 3 or 4 Orchard Pointe.
5. Applicant shall pay the cost of installation, operation and maintenance of the traffic signal required at Fitchrona Road—Hy-Vee driveway intersection.

Motion #2: Architectural Design Review

If the open space credit agreement has been provided, the Plan Commission may consider acting on this request and staff recommends the following conditions.

1. No other permit or approval is waived or deemed satisfied except for the conditional use permit approval herein provided.

2. Variance for the Fitchrona Road and east Limestone Lane access is obtained from the Board of Appeals.
3. Review and acceptance of the open space credit agreement by the City Attorney, and recording of such agreement.
4. Location of cart corrals shall not take parking stalls below the 342 stalls required by the CDP.

Attachments:

- CU-1913-12 and ADR applications

6. Public Hearing and Consideration of rezoning request RZ-1911-11 by Don Bussan to amend the Planned Development District – Specific Implementation Plan (PDD-SIP) zoning to allow for an additional volleyball court, expanded decking and site improvements at property associated with 6285 Nesbitt Road, Lot 3 CSM 9636.

AND

7. Architectural Design Review request by Don Bussan for an additional volleyball court, expanded decking, and site improvements at property associated with 6285 Nesbitt Road, Lot 3 CSM 9636.

Site Details:

Acres: ~3.5

Existing Use: Bowling alley

Current Zoning: PDD-SIP

Background & Application Description:

Applicant is requesting approval to add a volleyball court, expand decking and other site improvements including a fence and retaining wall at property associated with 6285 Nesbitt Road, the location of Ten Pin Bowling Alley.

Consistency with Fitchburg Comp Plan:

Future Land Use Plan: BUS (Business)



Application is consistent with the Comprehensive Plan.

Staff Evaluation:

Public Works reviewed the application and required a street tree waiver. The trees shown on the original plans for the project showed street trees along Nesbitt Road that were never planted. The applicant has already filed this waiver and provided to public works.

Fire Department commented that there are no issues with the proposed deck; however, if it is enclosed or a roof is added and the deck is attached to the building, the fire sprinkler system will need to be extended to cover the deck area.

The Police Department requests that any existing controls regarding alcoholic beverages on the deck and volleyball courts be maintained. The ADR and rezone approvals do not amend the existing liquor license for the property. The existing liquor license regulations continue, unless amended by Public Safety.

Based on the submitted plans, the proposed fence, retaining wall and volleyball court are shown to extend into the 50' DOT setback. The applicant provided a copy of the DOT Agreement for Waiver of Damages